

1001 Farmington Avenue, Bristol, CT 06010



For Sale or Ground Lease

- BG – Business General Zoned
- 11,792 Sq. Ft. office building on 0.62 acre lot
- 140' road frontage on Route 6
- Traffic Count: 24,000+/- vehicles per day
- Multi-tenant office building with 8 economic units
- 6 units are occupied – 2 units available for lease
- City Water and City Sewer
- 36 total parking spaces
- Real Estate Taxes: \$20,350/year
- Ideal for owner-user or investor
- Financial information available upon request

	Mile Radius		
	1	1-3	3-5
Population	10,457	63,899	108,814
Average Household Income	\$98,485	\$104,125	\$115,194

The above information is from sources deemed reliable but not warranted, and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, or withdrawal without notice. Any information that is critical to buying or leasing decision should be independently verified.

Prime Location on Route 6 Commercial Corridor



Sale Price: \$1,005,000.00

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