

15 MEMORIAL BOULEVARD

Bristol, Connecticut 06010

26,387± SF 1 Story Retail Building

REDUCED SALE PRICE: \$3,200,000



15 Memorial Blvd is a 1-story, 26,387± SF Retail Building, in the town of Bristol, CT.

Bristol, Connecticut is just two hours from Boston and New York and an hour from the shoreline. It's a hidden New England treasure abundant with attractions, special events, and history to enjoy. From the natural beauty of picturesque hills and fall foliage, to the high-tech satellite dishes of ESPN, Bristol's City sized with a small-town vibe.

The City of Bristol has been designated a Silver-Certified Sustainable CT community. Bristol met high standards in a broad range of accomplishments to qualify for the prestigious Silver-level certification – the highest level of certification currently offered. In its application for Sustainable CT certification, Bristol demonstrated significant achievements in actions in nine sustainable impact areas ranging from inclusive community building, thriving local economies, and vibrant arts and culture to clean transportation and diverse housing.

BUILDING HIGHLIGHTS

- 26,387 SF Retail Building
- Located in Downtown Bristol
- Built in 1935
- 1 Story on 1.58± acres
- Traffic Count is 9,950 ADT
- 6.31/1000 parking ratio
- Signage: On-Building & Pylon
- Central Air & Heating
- High Ceilings & Drop Ceilings
- Tenants
 - Dollar General – 9,205± SF
 - Liquor Outlet – 8,985± SF
 - Church – 7,424± SF

For more information, please contact:

Srinivas "Sunny" Mothe | O: 860.761.6014 | C: 860-712-7651 | smothe@orlcommercial.com

O,R&L Commercial | 2340 Silas Deane Highway, Rocky Hill, CT 06067 | 860.721.0033 | www.orlcommercial.com

Broker of Record: Jay Morris | 860.721.0033 | jmorris@orlcommercial.com | License: REB.0755257

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26,387± SF Retail Building for Sale

CAP Rate: 7.58% | NOI: \$242,712

REDUCED SALE PRICE: \$3,200,000

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smothe@orlcommercial.com

2340 Silas Deane Highway, Rocky Hill, CT 06067

Tel: (860) 721-0033 • Fax: (860) 721-7882

2 Summit Place, Branford, CT 06405

Tel: (203) 488-1555 • Fax: (203) 315-4046

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