



## 1017 Riverside Drive

1017 Riverside Drive  
Thompson, Connecticut 06255

### Property Highlights

- Event/function facility with working restaurant/bar on base level, offering a buyer the opportunity to continue an existing business, and benefit from already scheduled events/functions.
- Property offers scenic water views and is adjacent to public land(s) and walking trails
- 5 minutes from Interstate 395

### Property Overview

Great property that houses a special event/hall venue with functions scheduled, and working restaurant/bar on the base level. Plenty of parking and public lands adjacent to the property, with stunning views of North Grosvenoredale Pond.

### Offering Summary

<b>Sale Price:</b>	\$695,000
<b>Building Size:</b>	7,852 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	1.26 Acres

### Demographics 1 Mile 3 Miles 5 Miles

<b>Total Households</b>	403	3,079	16,019
<b>Total Population</b>	856	7,066	35,394
<b>Average HH Income</b>	\$67,508	\$76,763	\$71,442

### For More Information

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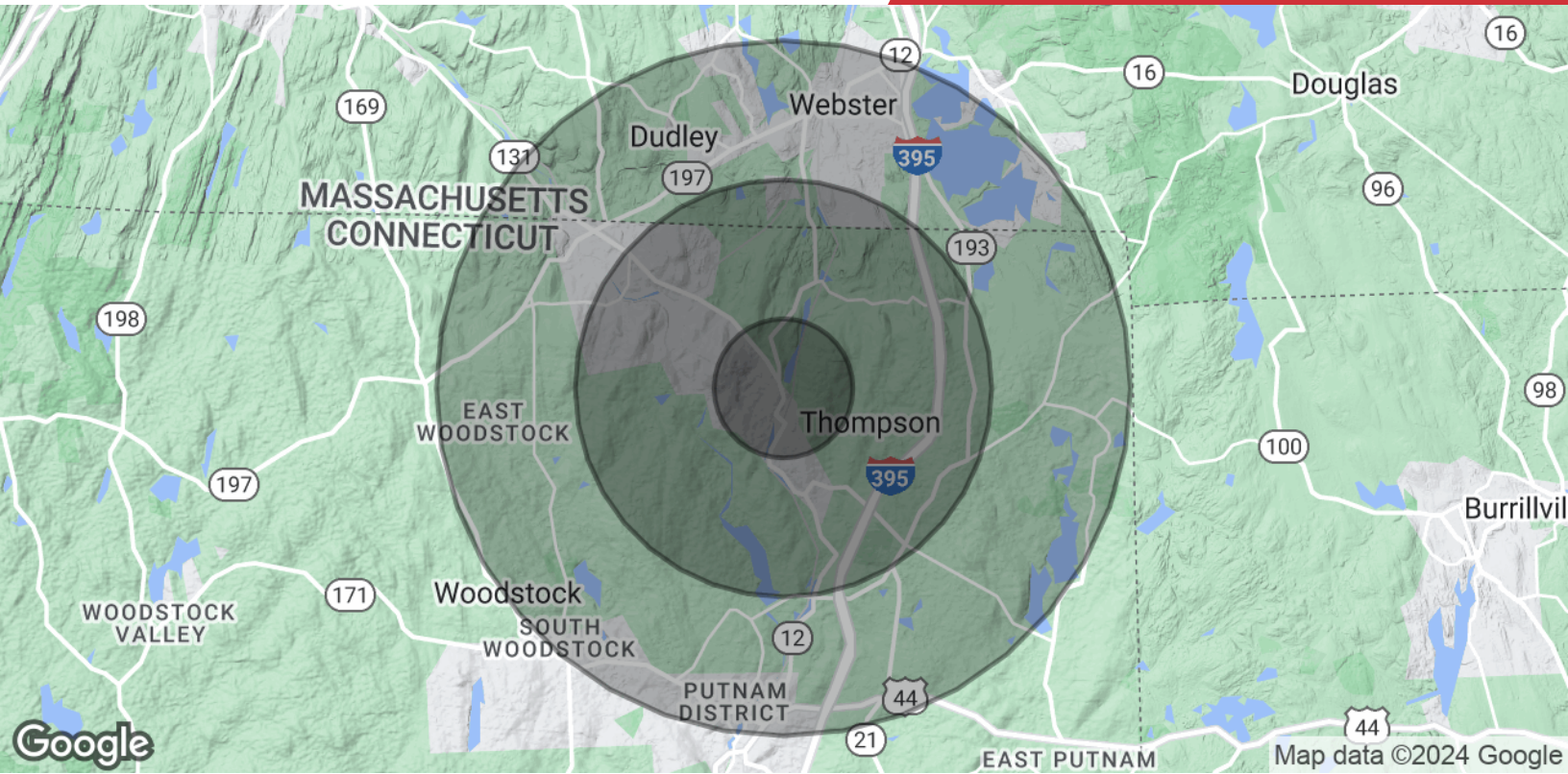


For Sale

7,852 SF | \$695,000

Special Purpose Space





Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	856	7,066	35,394
<b>Average Age</b>	35.0	42.1	41.6
<b>Average Age (Male)</b>	34.6	40.0	41.0
<b>Average Age (Female)</b>	38.2	44.7	42.8
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	403	3,079	16,019
<b># of Persons per HH</b>	2.1	2.3	2.2
<b>Average HH Income</b>	\$67,508	\$76,763	\$71,442
<b>Average House Value</b>	\$198,864	\$232,330	\$253,854

\* Demographic data derived from 2020 ACS - US Census