

SALE

259 - 279 NEW BRITAIN ROAD

259-279 New Britain Road Berlin, CT 06037



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for sale 259-279 New Britain Road, located in Berlin, CT. This stabilized investment opportunity consists of two buildings on 1.87 acres. The first building is a 2,120 sq. ft. retail building that is currently home to a barber and a bakery. The addition of a drive-thru may be possible and would significantly increase the rental income. Also included is a nearly 28,000 sq. ft. office building. A nice mix of tenants supply a steady stream of income to the owner. Two units are currently available for lease, making this an excellent opportunity for an owner-user.

PROPERTY HIGHLIGHTS

- 2,120 Sq. Ft. Retail Building
- 28,000 Sq. Ft. Office Building
- Plenty of Paved Parking
- Well-Maintained Property
- Retail, Office, and Medical Tenants

OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$3,600,000 |
| Lot Size: | 1.87 Acres |
| Building Size: | 28,916 SF |
| Cap Rate: | 8% |
| Zoning: | R-11 |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,117 | 30,646 | 66,601 |
| Total Population | 7,014 | 70,218 | 152,068 |
| Average HH Income | \$85,570 | \$67,189 | \$81,618 |

Mario Longobucco
Commercial Associate
860 307 5945

James McCall
Commercial Associate
203 376 9650

Don Sagarino
860 836 8711



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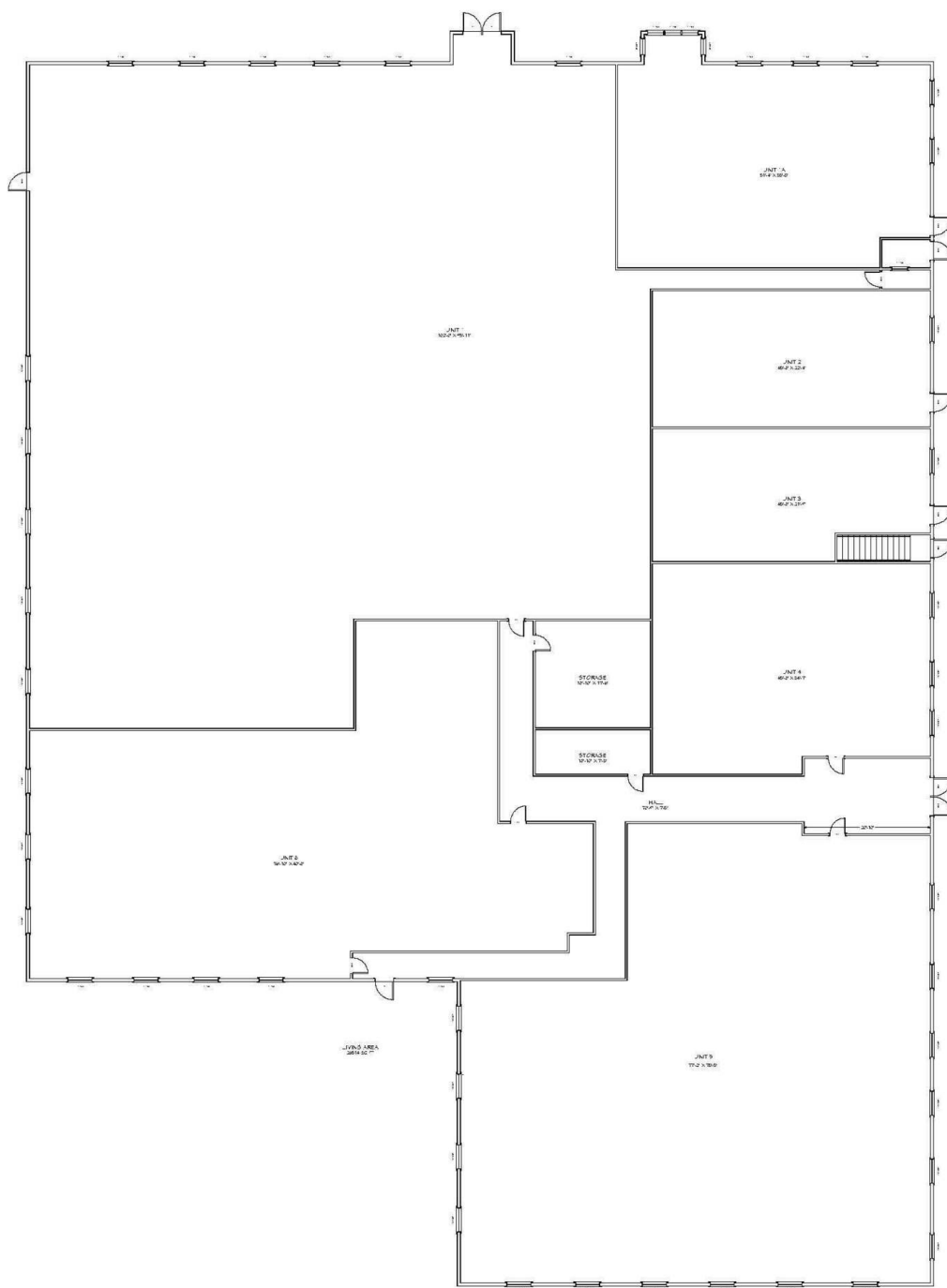


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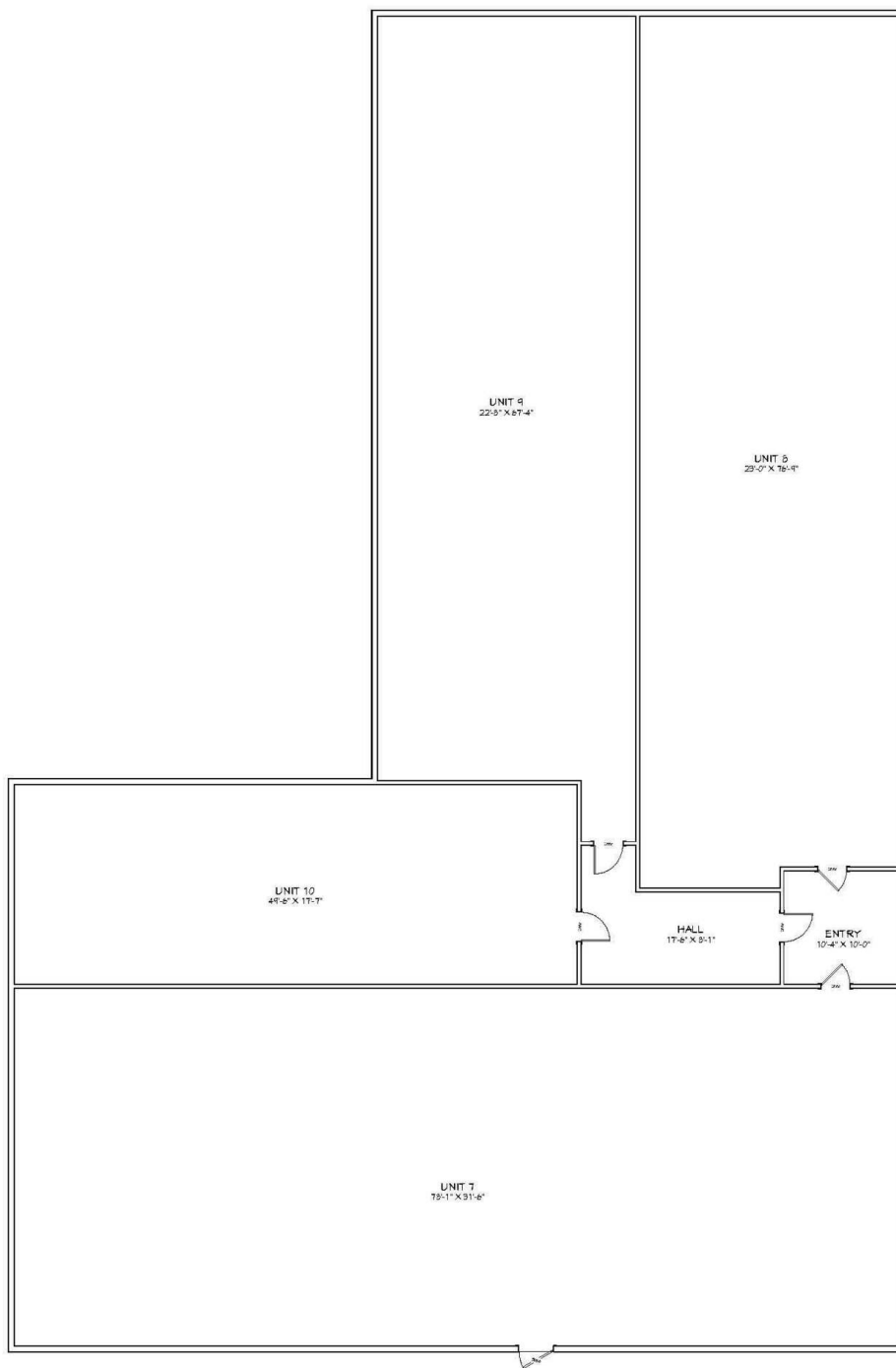


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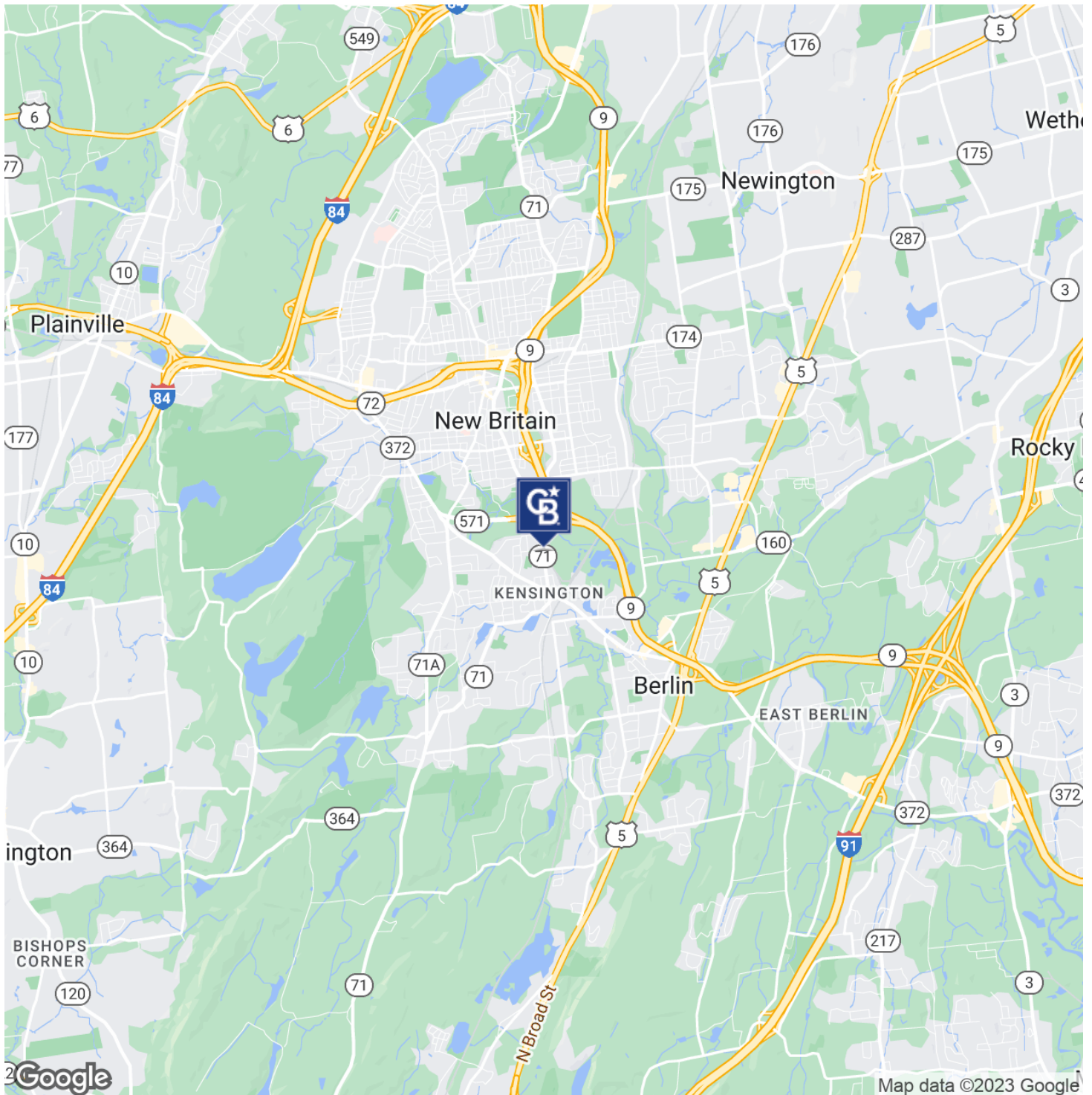


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