



THE
**WASHINGTON
AGENCY
COMMERCIAL**
DIVISION

182
NORTH MAIN STREET
BRISTOL, CT

FOR SALE
REDEVELOPMENT
PARCEL

\$950,000

MATTHEW GERMANO
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The Washington Agency
REAL ESTATE

EXCLUSIVE OFFERING MEMORANDUM

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OFFERING MEMORANDUM DISCLOSURES

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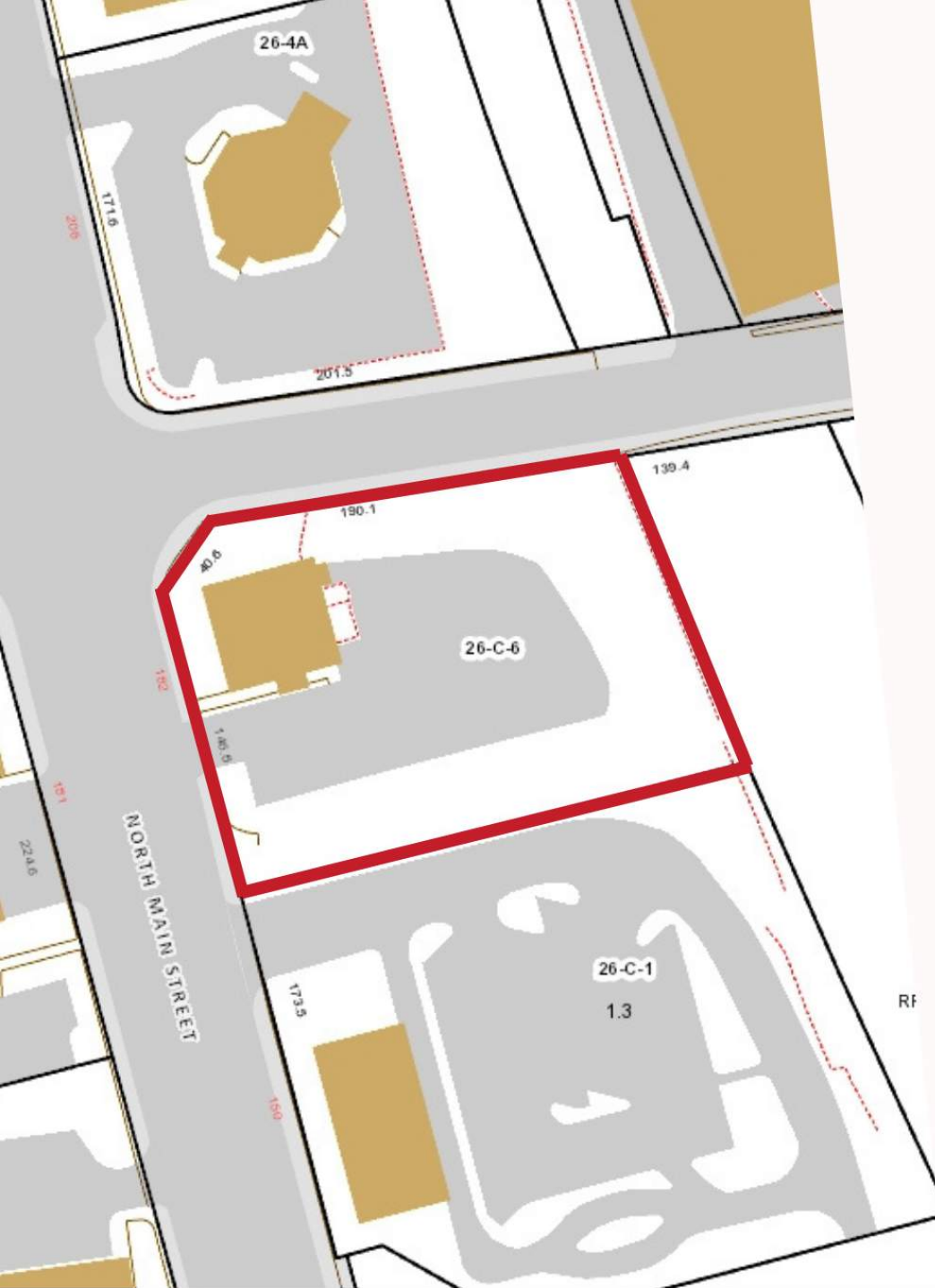
EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

The Washington Agency Commercial Division has been exclusively retained to offer for sale the opportunity at 182 North Main Street, Bristol, CT. This prime opportunity in the heart of the growing Centre Square Village area of North Main Street can provide a unique opportunity to utilize a second generation space for redevelopment. The property benefits from exceptional zoning flexibility as BD (Downtown Business) with the existing structure and infrastructure being an asset to the potential of this site. Significant exposure to new walking traffic with 174 New Construction apartments coming online creates exceptional redevelopment value.

The hard corner intersection creates great visibility for the benefit of a multitude of business types.



PROPERTY OVERVIEW

182 NORTH MAIN STREET | BRISTOL, CT

PROPERTY ADDRESS	182 North Main Street, Bristol, CT
SALE PRICE	\$950,000
FRONTAGE	147' On North Main 190' On Center Street
BUILDING SQUARE FOOTAGE	2,160 Square Feet
LOT SIZE	0.85 Acres
ZONING	BD Downtown Business Zone
AVERAGE DAILY TRAFFIC COUNT	10,500

- Prime Redevelopment Parcel
- Signalized Hard Corner Location
- Existing Infrastructure In Place with Building and Existing Build Out
- Prime Residential and Commercial Corridor - 174 New Construction Apartments Plus Existing Housing Units on the Same Corridor
- Significant Walk Traffic Increase
- Existing and Growing Commercial Adjacent Tenancy
- Excellent Opportunity for QSR, Retail or Medical Practice

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PROPERTY
PHOTOS

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NEW CENTRE SQUARE VILLAGE APARTMENTS LOOKING SOUTH
DOWN NORTH MAIN STREET

ZONING SUMMARY

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Permitted & Special Permit Development Opportunities

Approval Type	Allowable Uses
Zoning Permit (ZP)	Business / Professional Office; Medical Office; Health Care Clinic; Bank; Bar / Club; Brewpub; Child Care Center; Civic Facility; Convenience Store; Drugstore; Fitness Club; For-Profit School / Studio; Grocery Store; High Technology Business*; Kitchen Incubator; Laundromat; Live-Work Units; Membership Organization; Microbrewery; Personal Service Establishment; Printing Shop; Public Utility Building / Facility; Radio / Television Broadcast Facility; Religious Organization / Institution; Restaurant – Fast Food; Retail Store; Social Services / Charitable Institution; Specialty Food / Beverage Establishment; Specialty Retail; Taxicab Service
Site Plan Application (SPA)	Mixed-Use Development; Mixed-Use Middle Housing
Special Permit (SP)	Assisted Living Facility; Climate-Controlled Self-Storage Facility; Commercial Parking Lot / Structure; Commercial Recreation Facility; Funeral Home / Mortuary; Hotel / Motel; Indoor Recreation Facility; Nursing / Convalescent Home; Tennis / Racquet Club

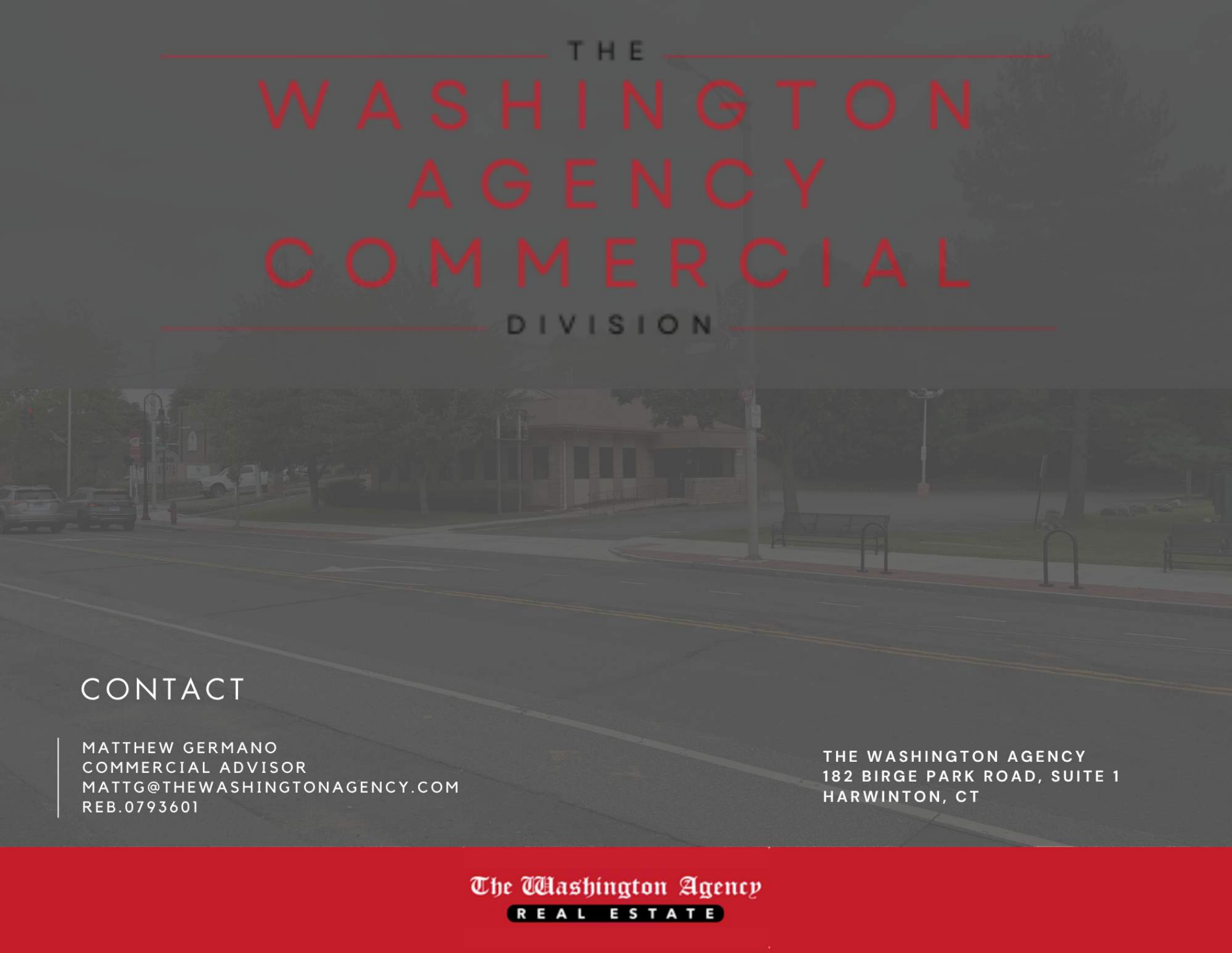
THIS TABLE DOES NOT REPRESENT ALL PRECISE ALLOWABLE USES - ALL USES SHOULD BE VERIFIED WITH AUTHORITY HAVING JURISDICTION - SOME USES REQUIRE A SPECIAL PERMIT APPLICATION

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OUR TEAM

MATTHEW GERMANO COMMERCIAL ADVISOR

Leading the leasing of this property is Matthew Germano, commercial advisor at The Washington Agency's Commercial Division. With a diverse background of skills within the real estate industry, ranging from brokerage, to development and property management, Matthew leads his clients with insight from many aspects of the field. Having worked extensively within the Litchfield and Hartford County areas, Matthew understands the local economy and the unique opportunities this region offers. Matthew brings a client-focused approach that yields results.



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