

FOR SALE // INVESTMENT // CONVERSION OPPORTUNITY

10 North Main Street & 4 Riverside Ave, Bristol CT



PROPERTY DESCRIPTION

An exceptional opportunity to acquire two strategically located commercial assets in the heart of Bristol's rapidly transforming medical and residential corridor. This offering presents a compelling value-add and redevelopment opportunity, allowing investors to convert existing commercial space into a thriving mixed-use residential asset while maintaining strong in-place cash flow throughout the planning and construction process.

Surrounded by the recently completed Bristol Hospital expansion, the new Wheeler Clinic building, and several newly developed mixed-use apartment communities, this location is positioned at the center of Bristol's continued growth and revitalization.

The City of Bristol is in the process of approving the development of 8 apartments on the second floor of 4 Riverside Avenue and 8 apartments on the second floor of 10 North Main Street, creating a clear path toward a mixed-use residential conversion.

The projected rent roll for Mixed Use of both buildings is approximately \$553K, but one very positive aspect would be the continued stream of income from the first-floor commercial tenants of approximately \$198K in rent roll during the conversions.

This project creates an exceptional opportunity for both a long-term hold strategy and a value-add exit, offering strong cash flow, significant upside potential, and an attractive return on investment in one of Bristol's most active redevelopment corridor.

Properties may be purchased together or separately.

OFFERING SUMMARY

Sale Price:	\$3,400,000
10 N Main Street, Bristol CT	+/- 10,004 Sq Ft
4 Riverside Ave, Bristol CT	+/- 11,024 Sq Ft

DEMOGRAPHICS	1.3 MILES	5.5 MILES	10 MILES
Total Households	8,011	49,093	148,342
Total Population	19,020	117,444	369,788
Average HH Income	\$89,822	\$111,647	\$111,804



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PROPERTY DESCRIPTION

4 Riverside Avenue is a well-constructed, two-story bank branch totaling approximately 11,024 square feet, built in 2000 with high-grade finishes and a flexible layout suitable for adaptive reuse.

First floor features a retail bank branch with separate public and private entrances, lobby areas, public and private banking spaces, and mechanical rooms.

Second floor is serviced by a private elevator and includes six private offices, two large conference rooms, breakroom, IT room, three ADA-compliant bathrooms, and two expansive common areas that can be subdivided.

Fully sprinklered building.

Ample on-site parking (shared with 10 North Main Street). Located near Downtown Bristol, Bristol Hospital, and new North Main Street developments.

This property is currently in the process of being approved as a Mixed-Use property allowing to increase the income stream by converting the second floor to eight separate apartment units. Bristol is growing and requires more residential housing. This is a project that is promoted by the City of Bristol since it aligns with the vision of making downtown Bristol a vibrant, populated, mixed use community.



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PROPERTY DESCRIPTION

Directly across from Bristol Hospital, 10 North Main Street is a two-story light medical building totaling approximately 10,004 square feet.

The first floor is occupied by a well-established school organization supporting children with disabilities which invested into the building to create a long-term destination.

The second floor is currently divided into two separate office spaces, both equipped with private conference rooms, kitchenettes, and bathrooms. The elevated second floor with its already available egress options, lends itself to be converted to much needed housing in the downtown Bristol area. Much of the infrastructure of the building, including the fire alarm and sprinkler system, will make converting this space into apartments very straightforward. This property is currently in the process of being approved as a Mixed-Use property allowing to increase the income stream by converting the second floor to eight separate apartment units.

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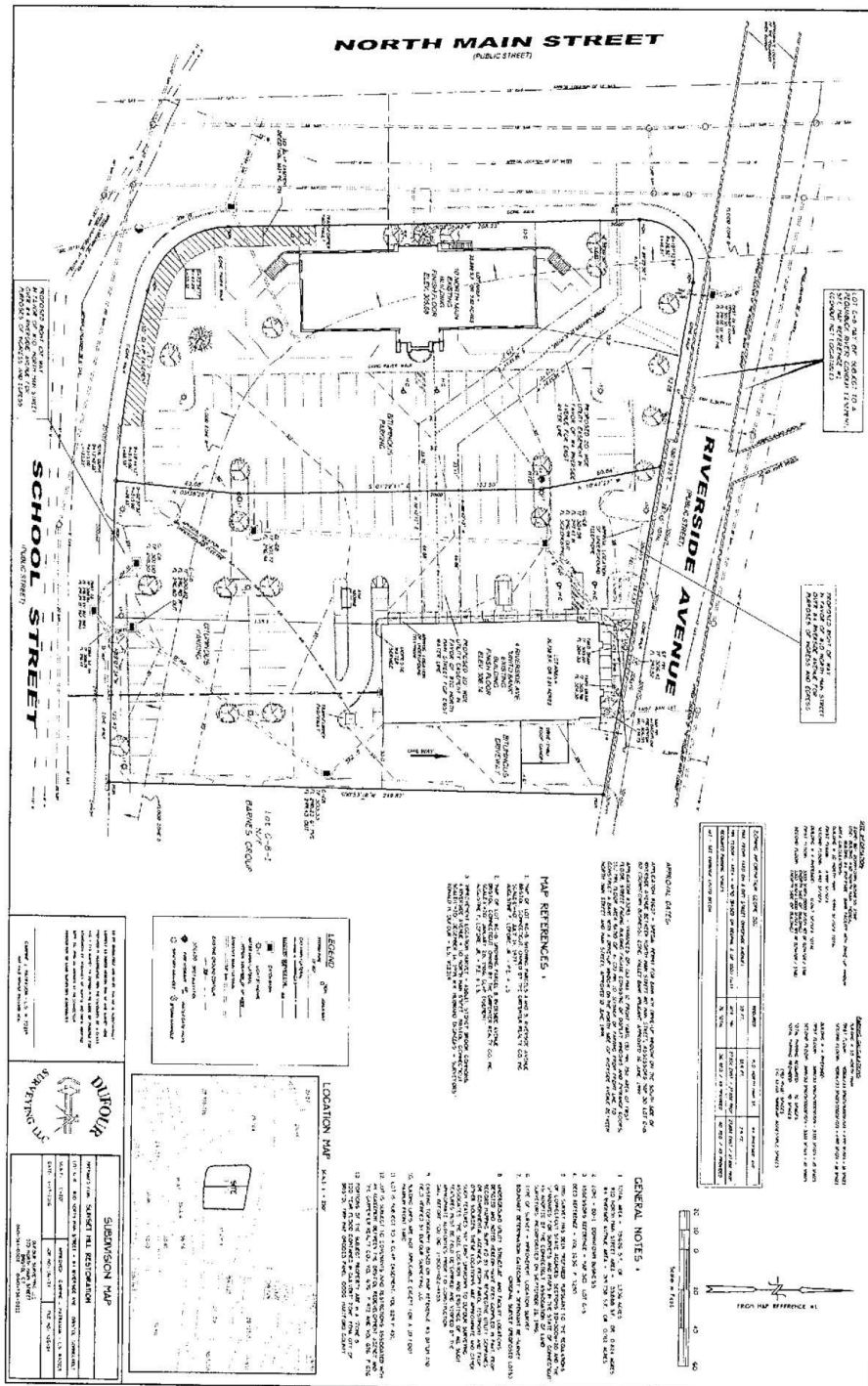
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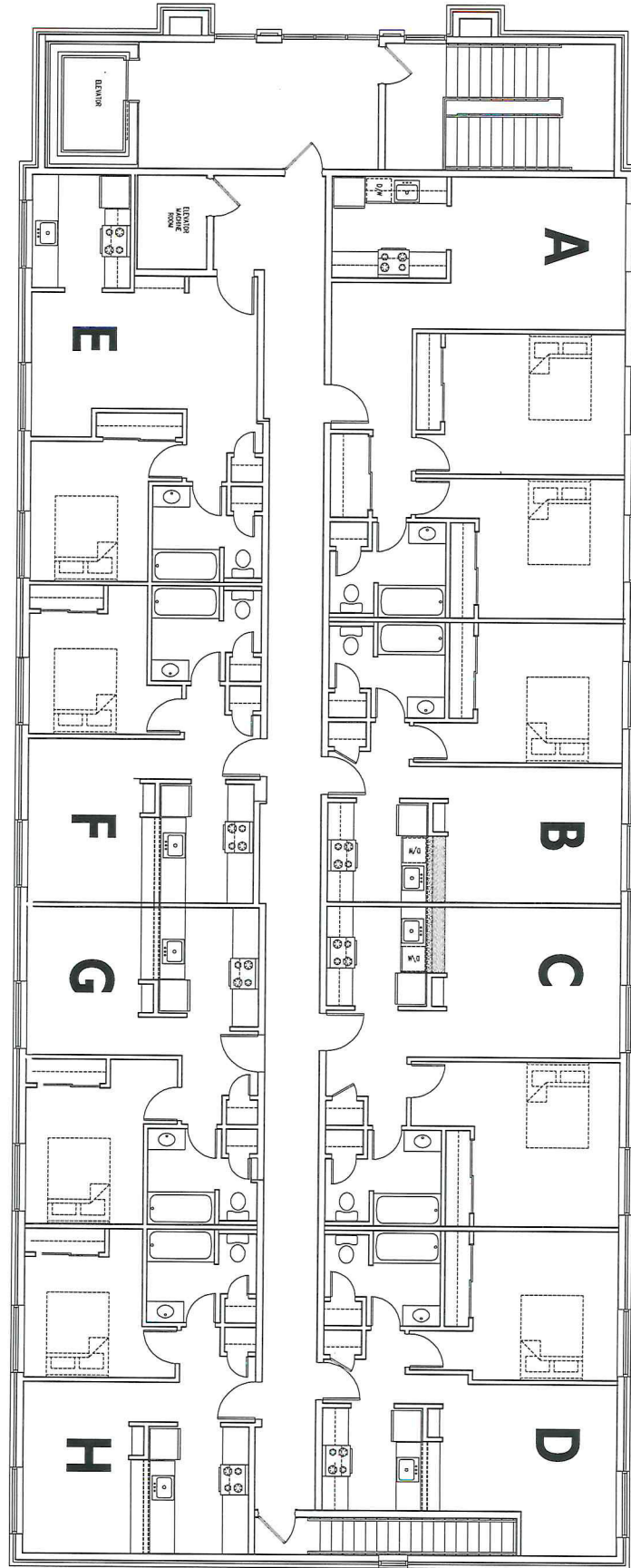


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SECOND FLOOR APARTMENT CONVERSION PLAN



UNIT LABEL	BEDROOMS
A	2
B	1
C	1
D	1
E	1
F	1
G	1
H	1
TOTAL UNITS	8

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APARTMENT CONVERSION
 FOUR RIVERSIDE AVENUE BRISTOL, CT
 FOR 4-RIVERSIDE AVENUE LLC

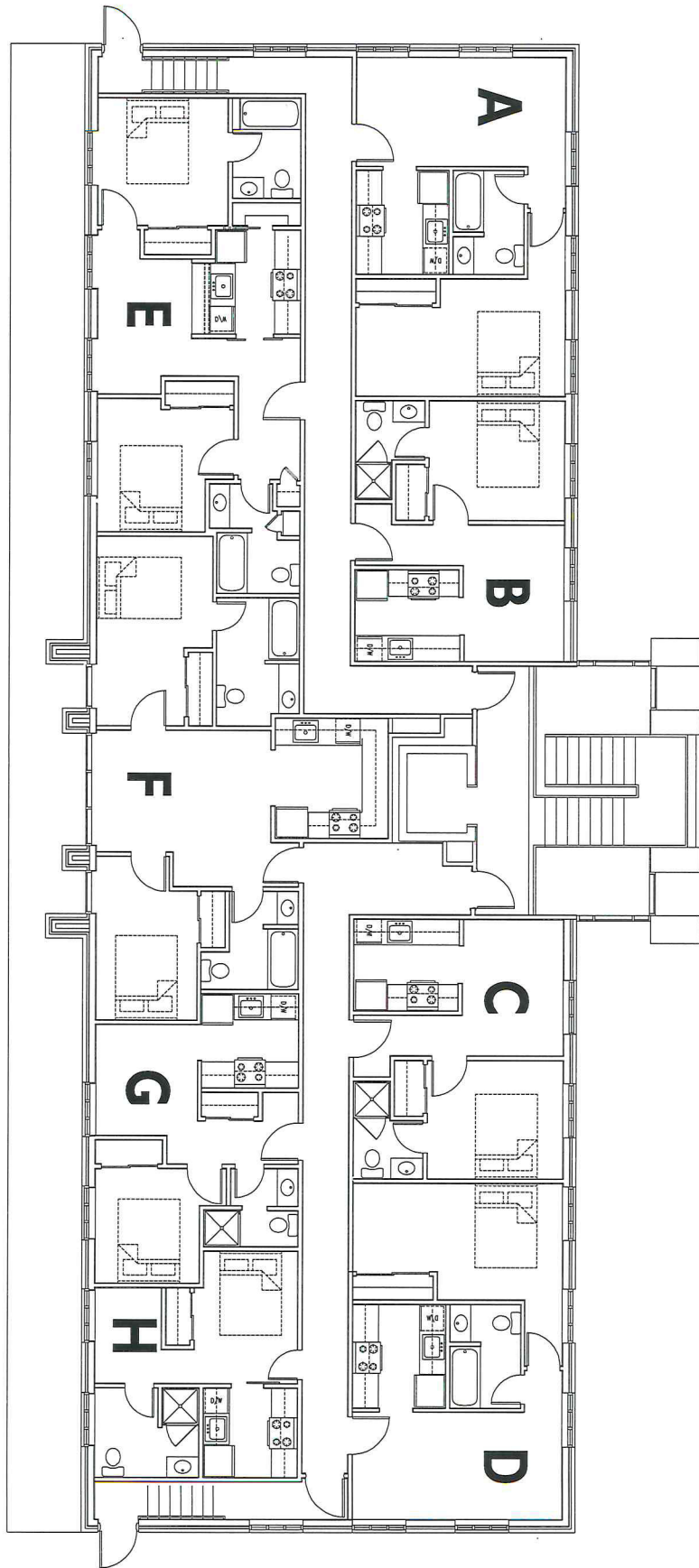


SCALE: 1/4" = 1'-0"

DATE: 04-18-2026

P1

SECOND FLOOR APARTMENT CONVERSION PLAN



UNIT LABEL	BEDROOMS
A	1
B	1
C	1
D	1
E	2
F	1
G	1
H	STUDIO
TOTAL UNITS	8

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BOE STUDIO
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APARTMENT CONVERSION
10 NORTH MAIN STREET BRISTOL, CT
10 NORTH MAIN STREET LLC



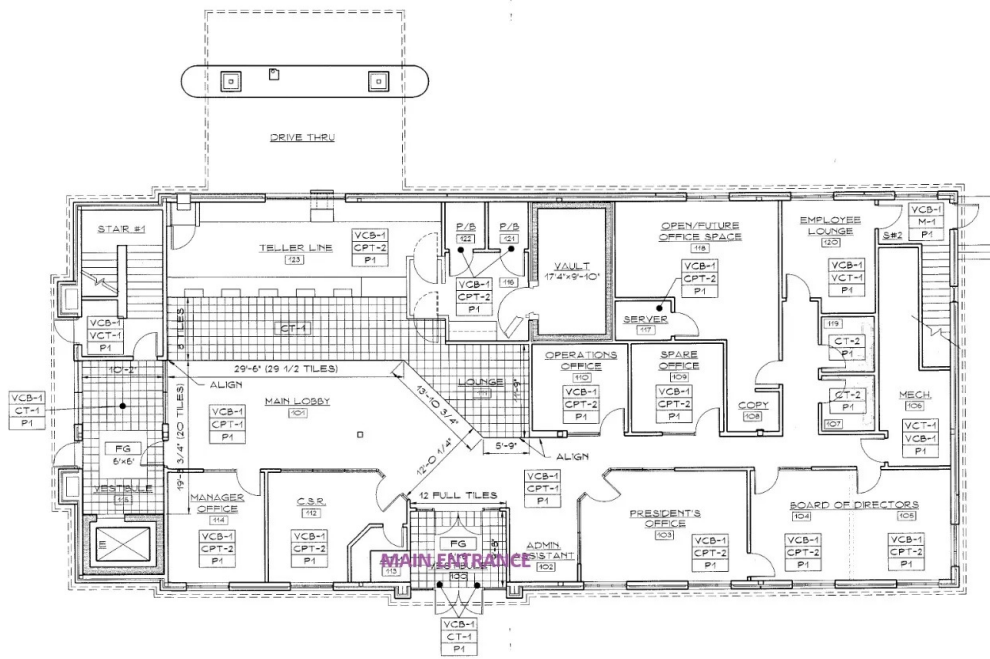
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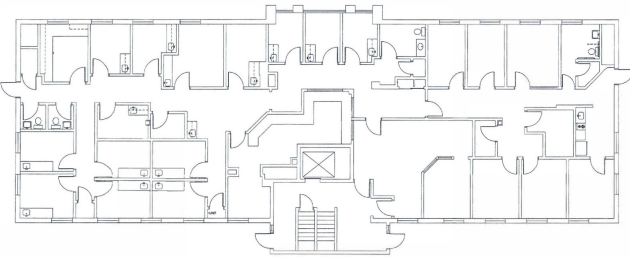
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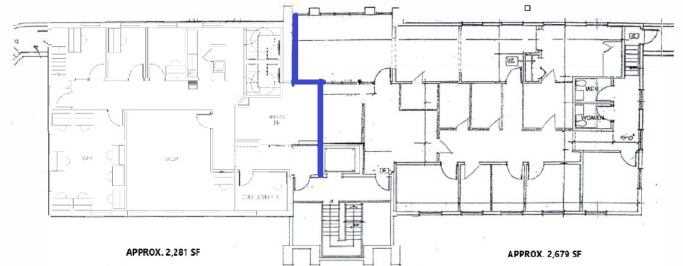


FIRST FLOOR PLAN FINISHES

10 NORTH MAIN STREET - FIRST FLOOR



APPROXIMATE MEASUREMENTS
4,160 SF



APPROX. 2,281 SF

APPROX. 2,679 SF



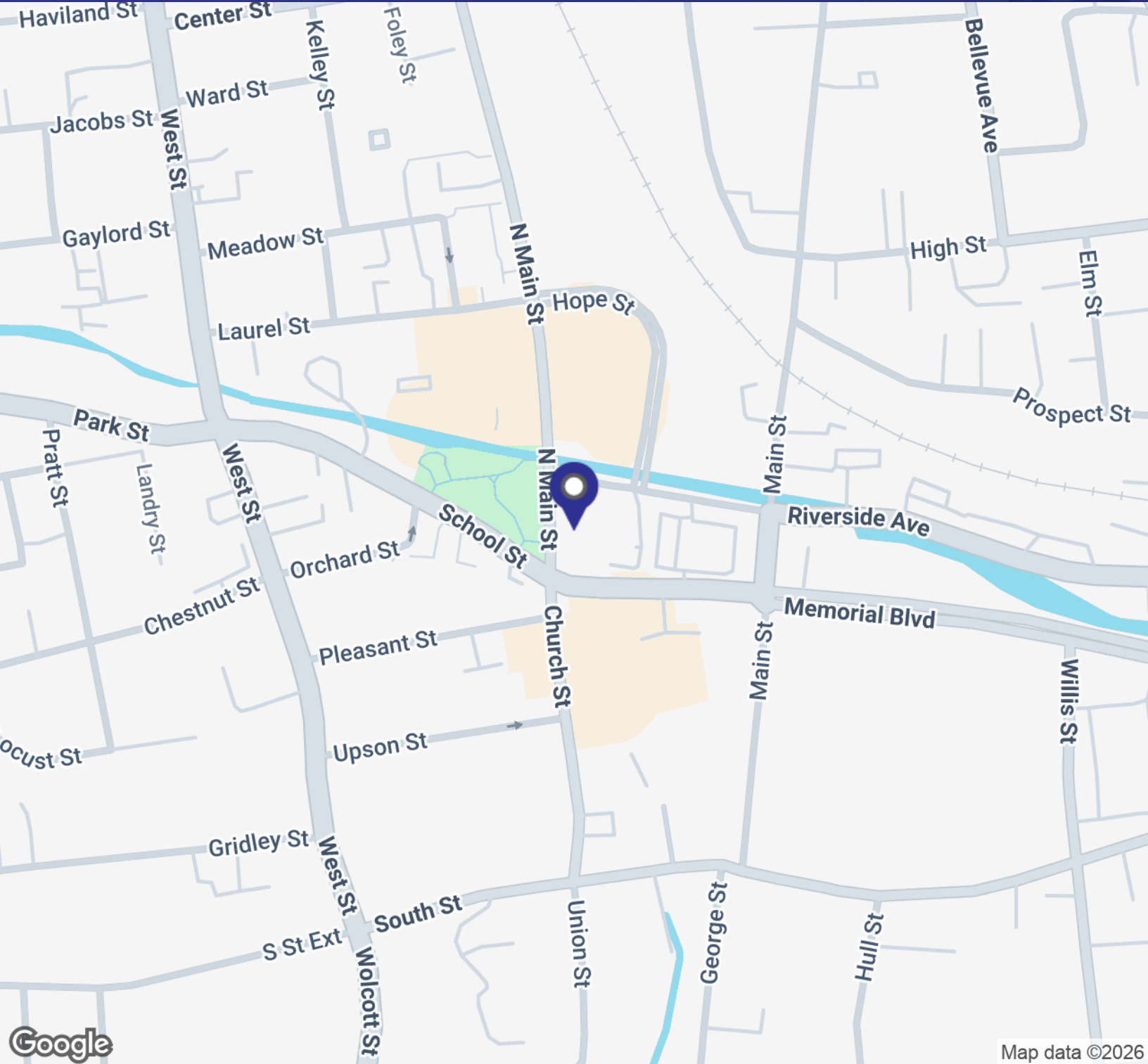
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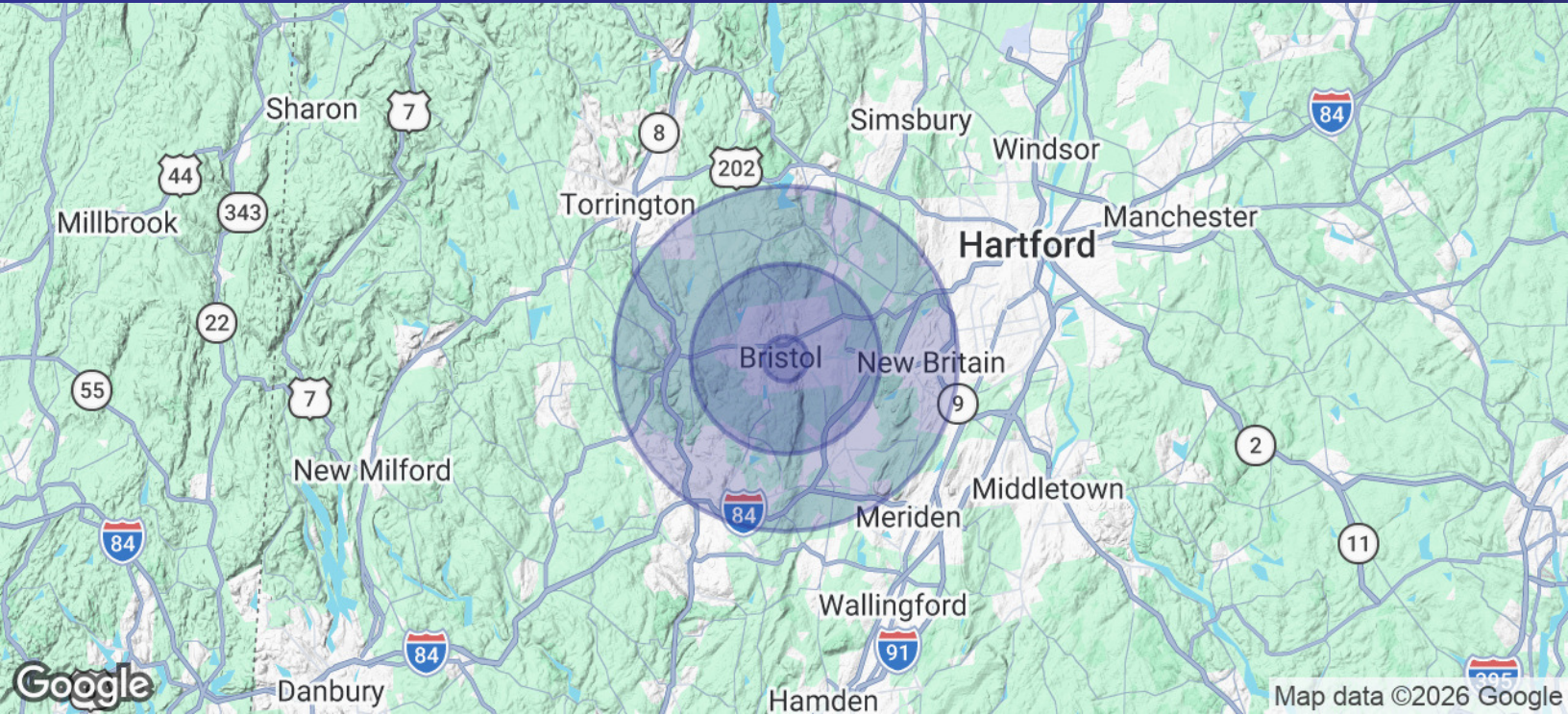
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POPULATION	1.3 MILES	5.5 MILES	10 MILES
Total Population	19,020	117,444	369,788
Average Age	40	43	42
Average Age (Male)	39	42	41
Average Age (Female)	41	45	43

HOUSEHOLDS & INCOME	1.3 MILES	5.5 MILES	10 MILES
Total Households	8,011	49,093	148,342
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$89,822	\$111,647	\$111,804
Average House Value	\$270,978	\$323,282	\$333,132

2020 American Community Survey (ACS)



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