381 and 391 Main **Street, Bristol, CT Property Description Summary.**

While the property has two distinct addresses, and there are separate assessments levied by the City, a review of Assessor's Maps and GIS Mapping reveals the properties share a main parking lot that is integral to the operation of both buildings. For purposes of this appraisal and given the nature of the property we are appraising the two addresses as one property.

The subject property is located in the central portion of Bristol, less than ½ mile south of Route 6, and ½ mile north of Route 72, a few blocks east of Route 69, just north of the CBD of the community. More specifically the property is situated along the west side of Main Street at the corner of Center Street, adjacent to the Bristol Historical Society building.

The subject property (overall) consists of an irregular shaped parcel of land which contains 0.61 acres or 26,572+ square feet and has 168.1 feet of frontage along the west side of Main Street and 137.6 feet south side of Center Street. The site is generally level and consistent with the grade of Center Street in the area of the main facility, but then slopes off somewhat to the south, consistent with the grade of Main Street. The site is not encumbered by wetlands, nor is the property situated in a flood hazard area. All public utilities are available.

The site is accessed via a paved entrance driveway from Main Street. The entrance driveway leads to a paved parking lot of roughly 5,600 square feet which is lined for roughly 12 vehicles. There is a second driveway from Main Street, this 570 square foot paved area can support two vehicles, more if parked in tandem. Landscaping is rather extensive and consists of a large area of lawn, some mature trees and shrubs, flower beds, brick and concrete walkways, lighting, etc.

The main facility on site, #391 Main Street, is a one and two-story, wood-frame, former residence that was converted to commercial use many years ago. The facility, which was constructed circa 1940, contains roughly 3,362 square feet, of which 2,372 square feet is located on the ground floor level. That floor is used as a dental (oral surgeon) office. It includes a receptionist area, a waiting room, general office space, a small private office, an x-ray area, four procedure rooms, a recovery room, a lab area, a kitchen/employee lounge, a restroom, a full bathroom, and a private doctor's office. The second floor includes several rooms used for storage, office space, an exercise area, and a full bathroom. There is also an unfinished basement that is used to house various mechanicals.

The second building is two-unit dwelling that was constructed circa 1900. This two-story, wood-frame structure contains 1,415 square feet. The first-floor unit is 775 square feet and includes a living room, a kitchen, one bedroom, and a full bathroom. The second-floor unit is slightly smaller, containing 640 square feet, with a living room, kitchen, bedroom, and a full bathroom. There is a full unfinished basement which houses the mechanicals and can be used for some storage.

Both buildings have been well maintained over the years, with repairs, upgrades, and some renovations made as needed. They are in good overall condition.

Information source: The above information was extracted from the appraisal done by Aldieri Associates, Inc