



CONTACT: ED GODIN, SIOR

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FOR SALE / LEASE



699 Terryville Avenue

Bristol, CT 06010

+/- 12,000 S/F Office/ Commercial Building

Ideal for Owner Occupant or Investor

Main Floor & Second Floor +/- 4,000 S/F (per floor)

Nicely Finished Offices

Warehouse/Storage Lower Level +/- 4,000 S/F

Premier Bristol Location high traffic volume (7,600 cars per DOT)

Ample on site parking

Offered at ~~\$849,000.00~~ **\$750,000.00**

or \$12.00 NNN

PROPERTY DATA FORM

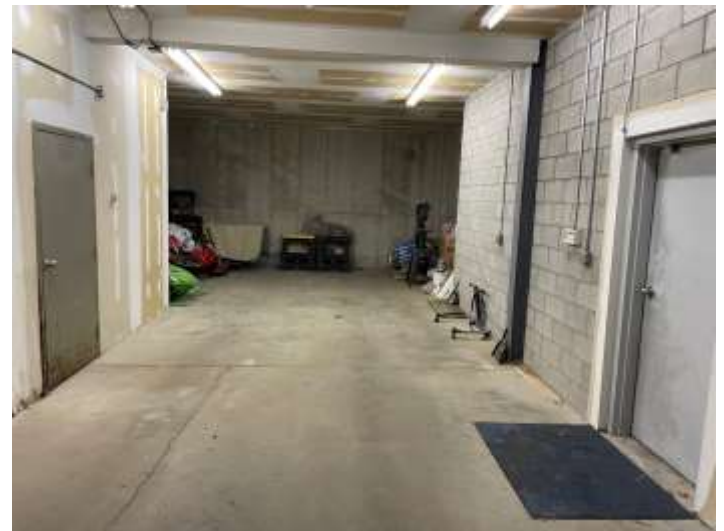
PROPERTY ADDRESS		699 Terryville Avenue	
CITY, STATE		Bristol, CT 06010	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/-12,000 S/F	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	Yes/wet
Avail S/F	+/-12,000 S/F	Type of Heat	Gas
Will subdivide to	+/- 4,000 S/F	OTHER	
		Acres	.77
Ext. Construction	Brick	Zoning	BN
Ceiling Height	12'	Parking	+/-30 spaces
Roof	Asphalt/ shingle	State Route / Distance To...	5mi to RT 8
Date Built	1988	TAXES	
		Assessment	\$644,350.00
UTILITIES	Tenant to Verify	Mill Rate	30.35
Sewer	Septic	Taxes	\$19,556.00
Water	Well	TERMS	
Gas	Yes	Sale	\$750,000.00
Electrical	800 amp 120/208v	Lease	\$12 NNN



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

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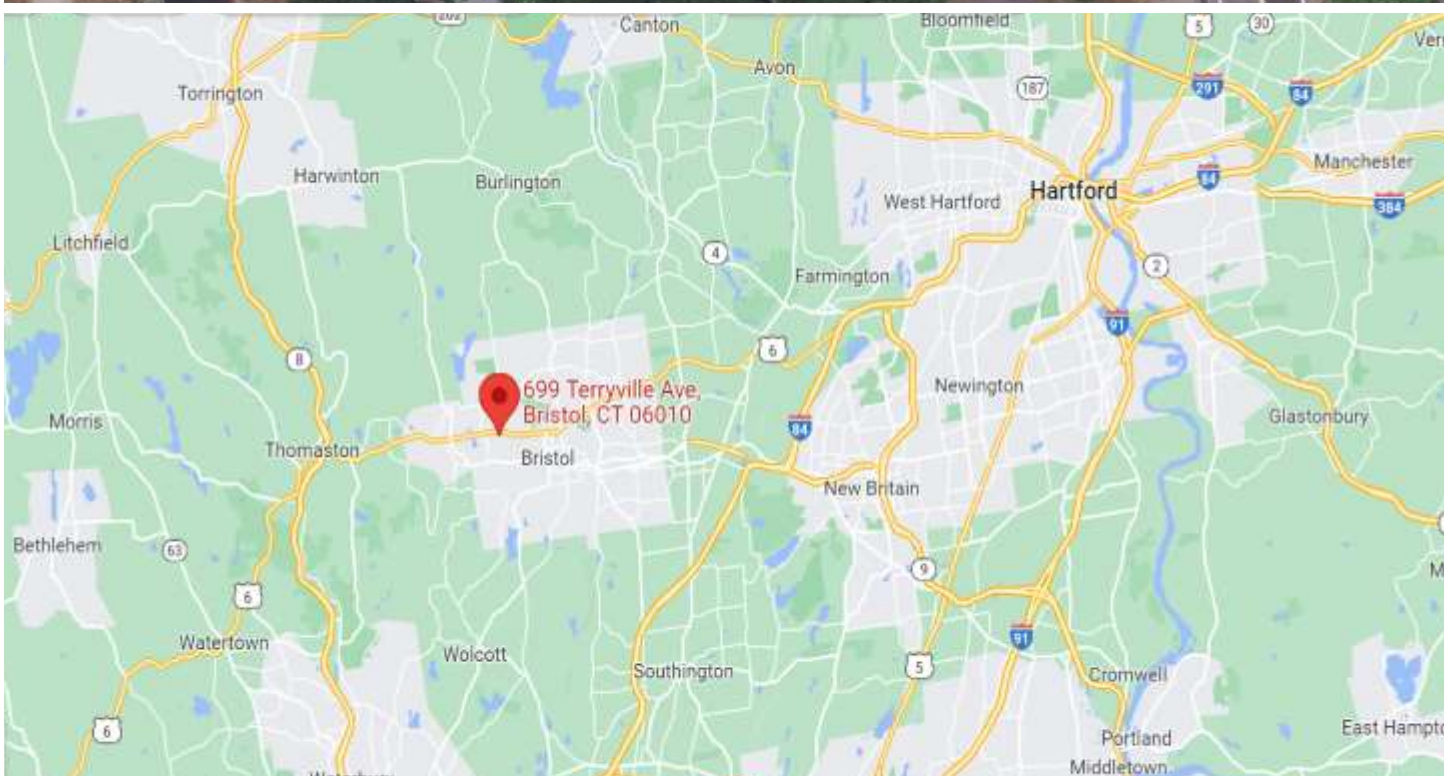
★★★★★ Commercial / Industrial

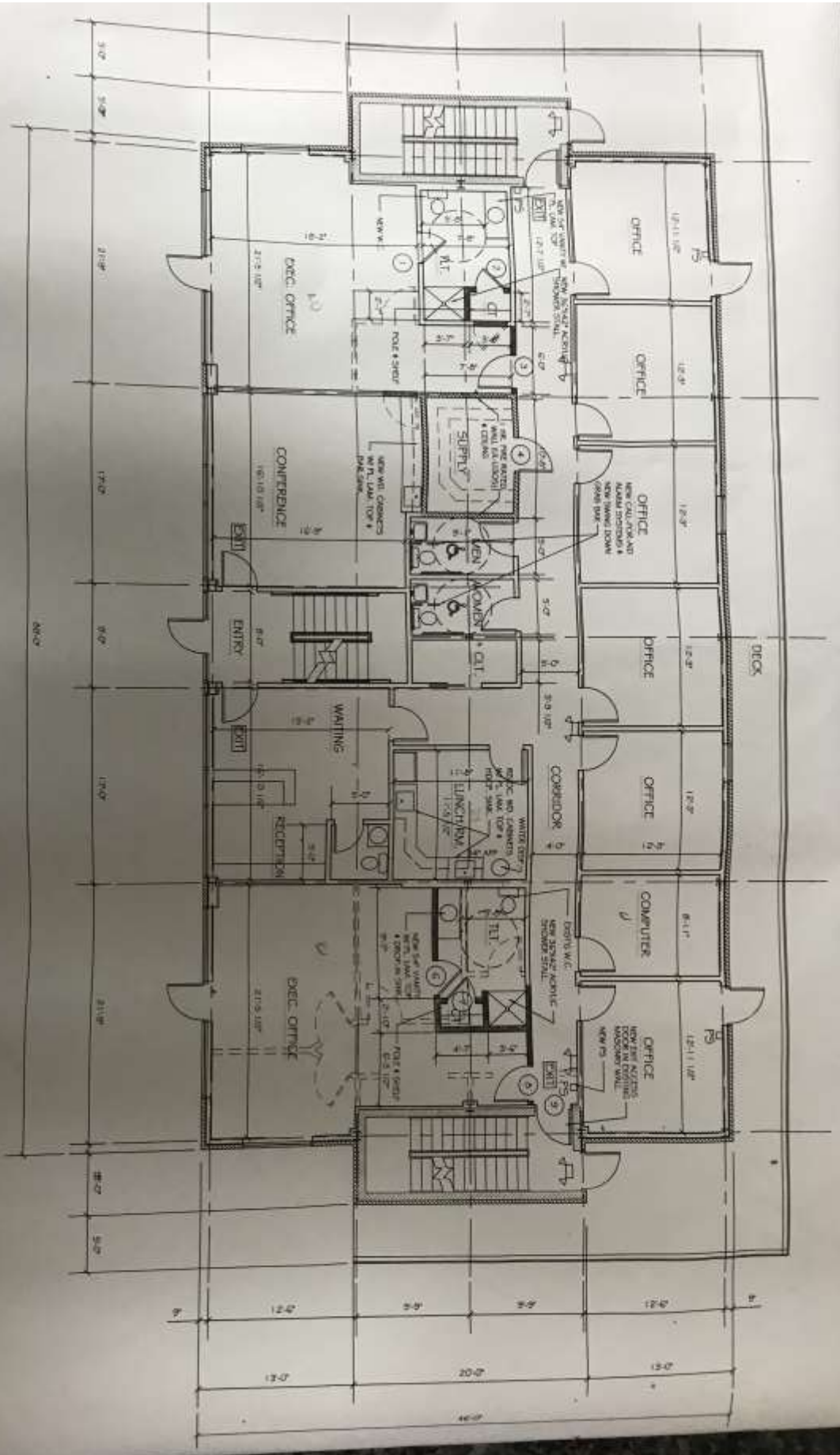


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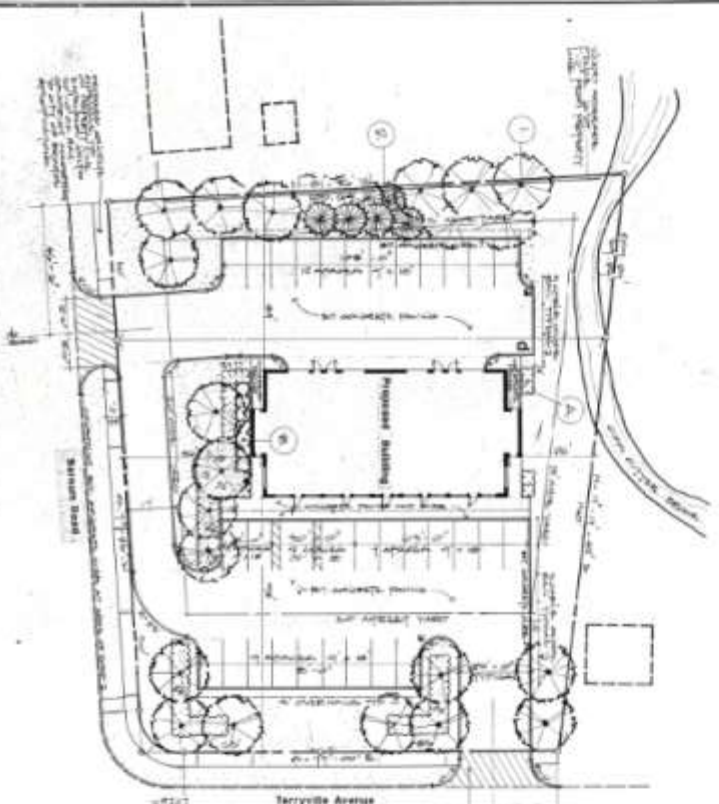
★★★★★ Commercial / Industrial





2
A1
PROPOSED FIRST FLOOR PLAN

PULL STATION
 EMERGENCY LIGHT
 EXIT DOOR SIGN



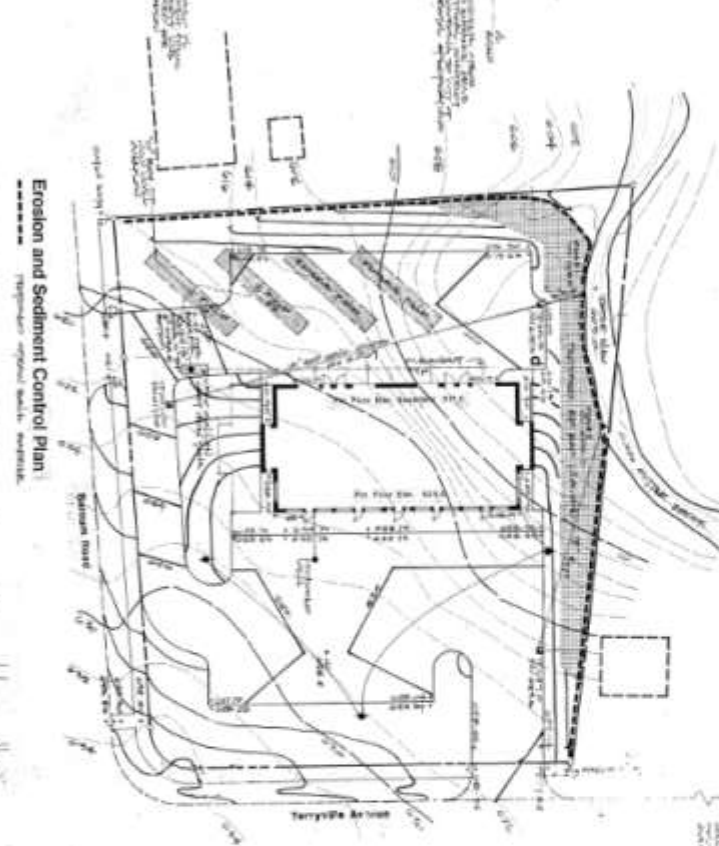
Site Layout & Planting

Plant List

1. Tree, medium, 10' high, 4" dbh, 10-15' spread
2. Tree, medium, 10' high, 4" dbh, 10-15' spread
3. Tree, medium, 10' high, 4" dbh, 10-15' spread
4. Tree, medium, 10' high, 4" dbh, 10-15' spread
5. Tree, medium, 10' high, 4" dbh, 10-15' spread
6. Tree, medium, 10' high, 4" dbh, 10-15' spread

Site Data

Site area: 1.5 acres
 Proposed building: 10,000 sq. ft.
 Proposed parking: 20 spaces
 Proposed landscaping: 10 trees, 20 shrubs, 100 plants



Site Grading & Utilities

Legend

- Proposed building
- Proposed parking
- Proposed landscaping
- Proposed grading
- Proposed erosion control
- Proposed sediment control

