Godin Property Brokers LLC
★★★★★ Commercial / Industrial

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FOR SALE



189-191-201 West Street
Bristol, CT 06010

Unique, Mixed-Use Property - Three Structures on .66 +/- Acres
Ideal for Office, Apartments & Shop Space
Central, Highly Visible Location with Ample On-Site Parking
8,230 +/- S/F Mixed-Use Building
5-Bay Garage: Two Double-Bay & Three Single-Bay
2,426 +/- S/F Office/Apartment Building
Excellent Opportunity for Investors, Owner-Users or Businesses Seeking Flexible Space with Multiple Income Producing Possibilities
Offered at $945,000.00

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.

PROPERTY DATA FORM

PROPERTY ADDRESS	**189-191-201 West Street**
CITY, STATE	**Bristol, CT 06010**

BUILDING INFO	189 / 191
Total S/F	8,230 +/- / 2,426 +/-
Number of floors	2 / 2
Avail S/F	8,230 +/- / 2,426 +/-
Ext. Construction	Brick /
Ceiling Height	10'-12' / 9'
Roof	Rubber / Shingle
Date Built	1885 / 1929

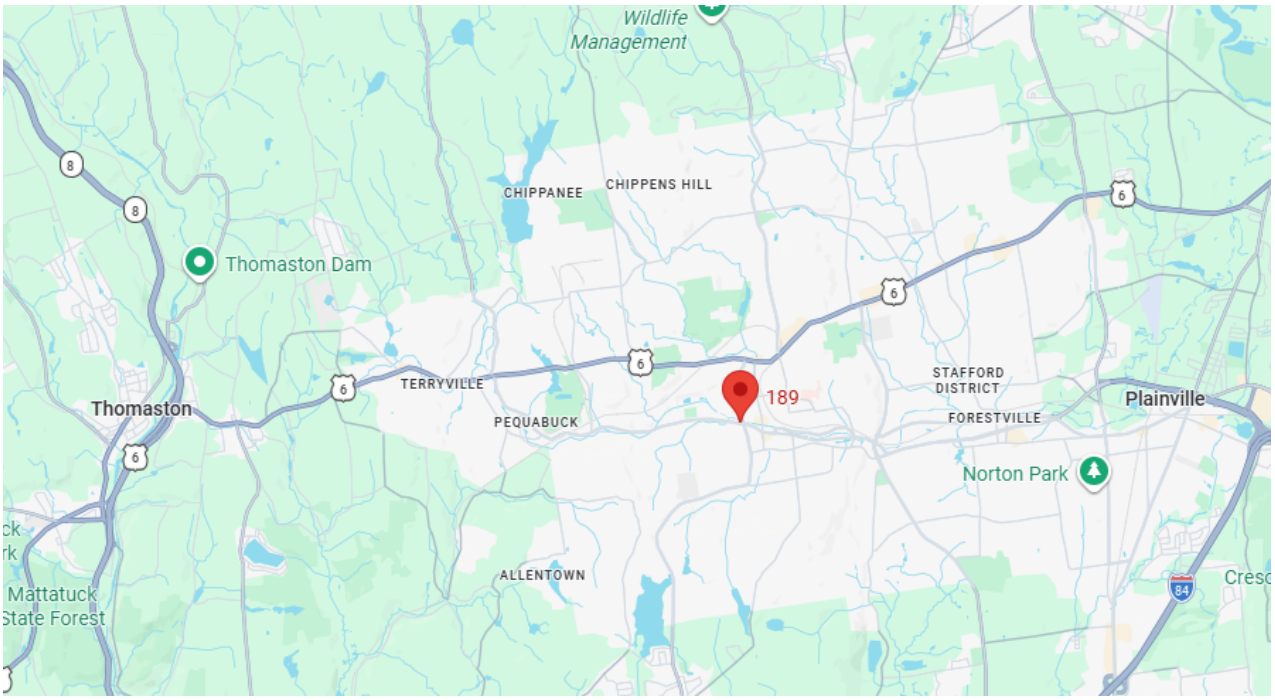
UTILITIES	Tenant/Buyer to Verify
Sewer	City
Water	City
Gas/Oil	EverSource
Electrical	

MECHANICAL EQUIP.	189 / 191 / 201
Air Conditioning	Splits / ---- /
Sprinkler / Type	------ / ---- /
Type of Heat	Oil & Gas / Oil

OTHER	189 / 191 / 201
Acres	.39 +/- / .14+/- / .13 +/-
Zoning	RT-5 / RT-5 / RT -5
Parking	Ample / ------- / ------
State Route / Distance To…	

TAXES	189 / 191 / 201
Assessment	$424,060 / $25,420 /$142,520
Appraisal	$605,800 / $36,310 / $203,600
Mill Rate	35.30
Taxes	$14,969.32/$897.33/$5,030.96

TERMS	
Sale	$945,000.00



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8,230 +/- Mixed-Use Building









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5-Bay Garage: Two Double-Bay & Three Single-Bay





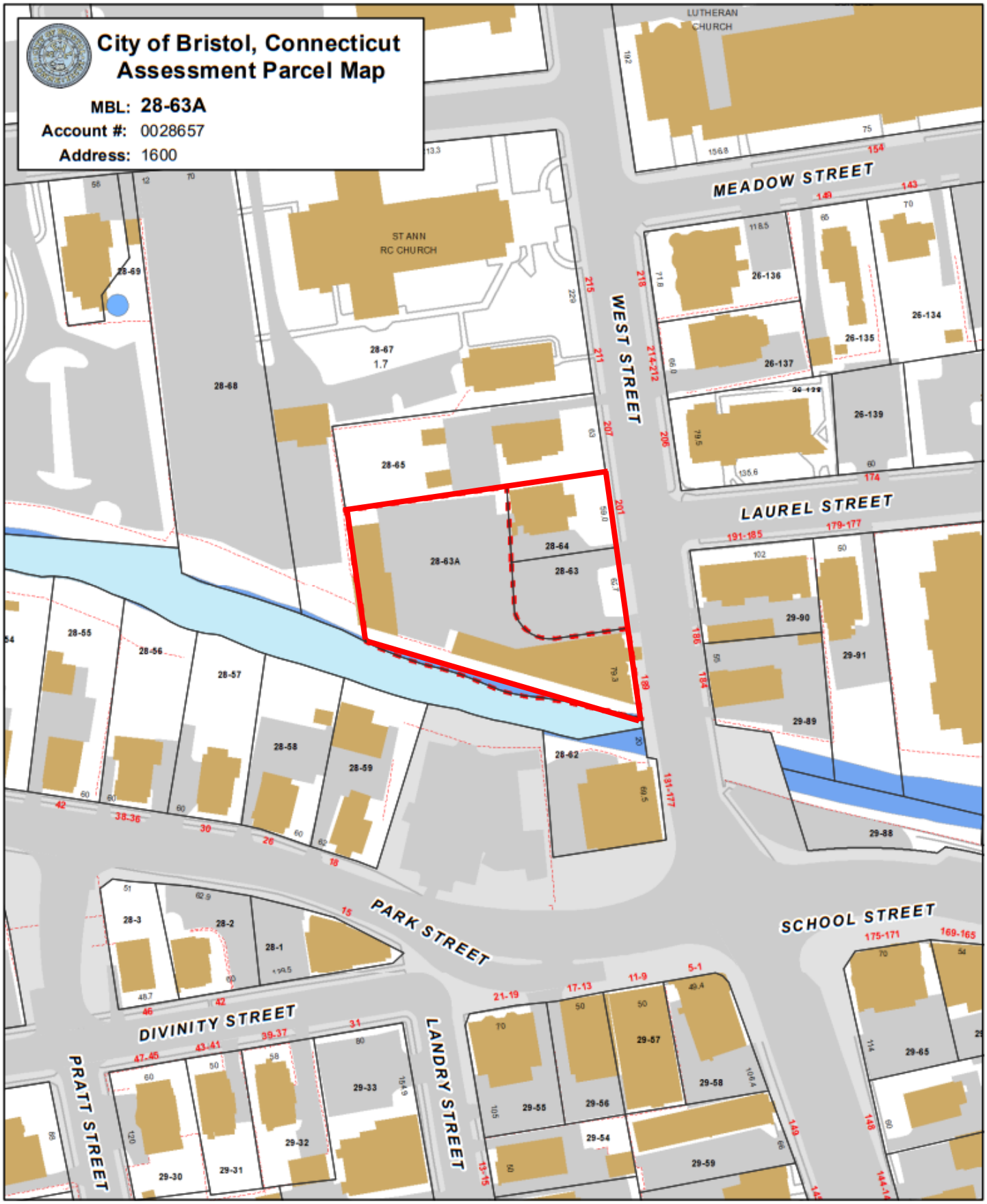


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2,426 +/- S/F Office/Apartment Building







Approximate Scale: 1 inch = 100 feet

Map Produced March 2026

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The City of Bristol and its mapping contractors assume no legal responsibility for the information contained herein.