

NEW

TO MARKET

JUST LISTED!

RETAIL CENTER FOR SALE



**KNG
REALTY**

(959) CALL-KNG



**799
KING STREET
BRISTOL CT**

HUGE VALUE ADD!!

OFFERED AT

\$699,000



- RETAIL CENTER WITH 5 UNITS
- UNDER MARKET RENTS, HUGE VALUE ADD OPPORTUNITY
- SMALL UNITS, EASY TO RENT
- LOCATED ON BUSY KING STREET
- LOW TAXES AND EXPENSES

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INVESTMENT HIGHLIGHTS:

**PRIME LOCATION:
HIGH-TRAFFIC AREA
WITH EXCELLENT
VISIBILITY AND
ACCESS.**

**STRONG MARKET
FUNDAMENTALS:
GROWING LOCAL
ECONOMY AND
DEMAND FOR
COMMERCIAL SPACE.
THE DOWNTOWN
BRISTOL
REVITALIZATION
PROJECT HAS LED TO
SIGNIFICANT GROWTH
IN COMMERCIAL AND
RESIDENTIAL
DEVELOPMENT.**

**THE STRATEGIC
LOCATION OFFERS
EXCELLENT ACCESS TO
THE HEAVILY TRAVELED
FARMINGTON AVENUE,
A STRONG LOCAL
ECONOMY, AND A
BUSINESS-FRIENDLY
ENVIRONMENT. WITH
VERSATILE PROPERTY
USAGE OPTIONS, THIS
SITE CATERS TO
VARIOUS
COMMERCIAL NEEDS,
ENSURING CONSISTENT
DEMAND AND GROWTH
POTENTIAL.**

FARMINGTON AVE

KING STREET

799 King Street

KING STREET

799 KING STREET
BRISTOL, CT

BRISTOL, CONNECTICUT, HAS A DIVERSE AND EVOLVING ECONOMY, HISTORICALLY ROOTED IN MANUFACTURING BUT NOW EXPANDING INTO SECTORS LIKE MEDIA, HEALTHCARE, RETAIL, AND SMALL BUSINESS DEVELOPMENT. THE CITY BENEFITS FROM ITS PROXIMITY TO HARTFORD, A MAJOR FINANCIAL AND INSURANCE HUB, WHILE MAINTAINING A STRONG LOCAL ECONOMIC BASE.

The ESPN logo is displayed in red, bold, italicized capital letters within a semi-transparent white rectangular box. The background of the entire image is a night-time photograph of a city street with light trails from cars and illuminated buildings.The Bristol Health logo consists of a yellow sunburst icon above the words "Bristol Health" in a dark blue, sans-serif font. This logo is presented within a semi-transparent white rectangular box.

HARBOR FREIGHT



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