FOR LEASE

45 N.MAIN ST

BRISTOL, CT 06010

KNG REALTY

(959) CALL-KNG



1,556 SF RETAIL SPACE

EXCELLENT VISIBILITY | PRIME LOCATION

HIGHLIGHTS

LOCATED IN DOWNTOWN BRISTOL ON BUSY NORTH MAIN ST.
AMPLE PARKING
LARGE STORE FRONT WINDOWS
PLENTY OF SPACE FOR:
OFFICE, SALONS & BEAUTY, STORE FRONTS & A VARIETY OF BUSINESSES
LARGE PARKING LOT

IDEAL FOR:

Retail

Cafe / Restaurant

Salon / Spa

Medical

PRIME LOCATION FOR YOUR BUSINESS TO THRIVE!

ASKING PRICE

$18 PER SF NNN

1,556 OF RETAIL SPACE AVAILABLE. AMPLE PARKING IN THE OFF-STREET LOT, 14' CEILINGS THIS SPACE IS SURE TO GO FAST! SITUATED INSIDE THE BUSY BRISTOL PARK PLAZA, LOCATED ACROSS FROM THE NEW BRISTOL HOSPITAL AND NEXT TO TOWN HALL. EXCELLENT VISIBILITY. AVAILABLE SPACES RANGE FROM APPROXIMATELY 1,100 SF TO 8,900 SF, MAKING IT IDEAL FOR BOTH LOCAL BUSINESSES AND REGIONAL OPERATORS CALL FOR OPTIONS TO LEASE.

Contact us today

PHIL BRILLANT | PHIL@KNGREALTY.COM | 551-232-1335

CALL TODAY FOR A SHOWING

PROPERTY DETAILS

Total SQFT	42,000
Available SF	1,556 SF
Year Built	1992
Ceiling Height	14′
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Construction	Brick / Masonry
Heating	Forced Air/Gas
A/C	Central
Sprinkler	Yes
# of Floors	1
Parking	Attached Lot
Bathrooms	Average
Frontage	193′ +/-
Taxes	$96,795
Taxes / SF	$2.30

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