

FOR SALE OR LEASE | 7,773± SF OFFICE BUILDING (1,335± SF FOR LEASE)

HIGH TRAFFIC AREA | FUTURE PART OF ENVISIONED CITY CENTER

17 Riverside Avenue, Bristol, CT 06010

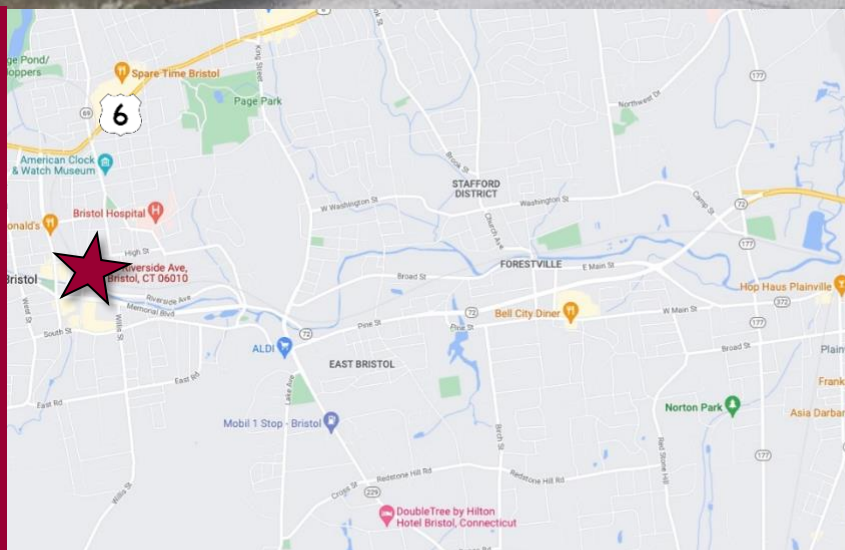
REDUCED SALE PRICE: \$419,000 | OWNER/USER OR INVESTMENT | LEASE RATE: CALL FOR DETAILS

Ranked in Top 50  
Commercial Firms in U.S.



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### Property Highlights

- 7,773± SF Building
- 83% Leased
- 1,335± SF Available
- 1 Story
- 0.40 Acre
- Signage: Pylon
- Parking: 53 spaces
- Zoning: BD-1
- Frontage: 170'
- Traffic: 6,100 ADT
- I-84 to Rt. 72
- Many area amenities

For more information contact: **Mark Berkowitz** | 860-761-6009 | [mberkowitz@orlcommercial.com](mailto:mberkowitz@orlcommercial.com)

O,R&L Commercial Integrated Real Estate Services | [www.orlcommercial.com](http://www.orlcommercial.com)

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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### BUILDING INFORMATION

GROSS BLD. AREA 7,773± SF  
AVAILABLE AREA 7,773± SF  
AVAILABLE FOR LEASE 1,335± SF  
OCCUPANCY 83%  
NUMBER OF FLOORS 1  
CONSTRUCTION Masonry  
ROOF TYPE Flat, Tar & Gravel  
YEAR BUILT 1950

### SITE INFORMATION

SITE AREA 0.40 Acre  
ZONING BD-1  
PARKING 53 Spaces  
SIGNAGE Pylon  
VISIBILITY Excellent  
FRONTAGE 170'  
HWY. ACCESS I-84, Route 6, Route 72  
TRAFFIC COUNT 6,100 ADT

### MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air  
TYPE OF HEAT Gas, Forced Air-Duc  
SPRINKLERED Yes

### UTILITIES

SEWER City  
WATER City  
GAS Yes

### TAXES

ASSESSMENT \$389,550  
MILL RATE 38.35  
TAXES \$14,939

**COMMENTS** Tenants will stay or vacate according to buyer needs.

**DIRECTIONS** I-84 to Route 72. Property on the Right.

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- Frontage: 170'
- Traffic: 6,100 ADT
- I-84 to Rt. 72
- Many area amenities
  - Shopping
  - Banking
  - Dining



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