



COMMERCIAL

New Haven * Milford * Woodbridge * Branford

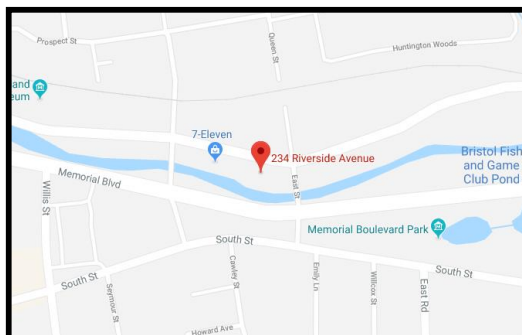
SALE RETAIL/OFFICE/MEDICAL

234 Riverside Ave, Bristol, CT 06010

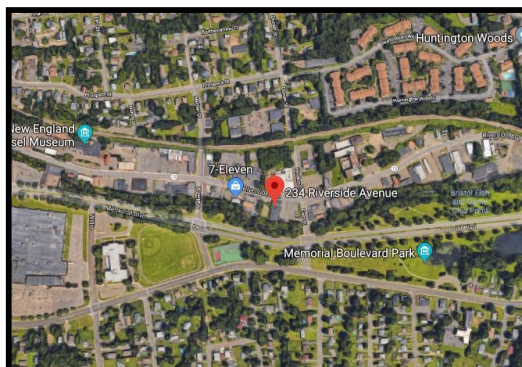


FOR SALE: \$600,000

9,926SF Former Billiard Hall/Auto Dealership
Great Visibility on Riverside Ave
Possible Medical Use



- 9,926 SF building on 1.52 acres
- Lots of Parking
- Possible Owner Financing
- Great visibility right on Riverside Ave
- Right near new Bristol Hospital
- Possible Medical Use
- Plenty of Parking



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Property Information

Total Building SF	9,926 SF
Available SF	9,926 SF
Year Built	1920
Ceiling Height	12' +/-
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes - Fully Sprinklered
Loading Dock	0
Overhead Door	1
Construction	Masonry
HVAC	Heat/AC Split
Electric Service	Yes
Gas	Oil
Column Spacing	N/A
# of Floors	1
Parking	Attached Lot
Bathrooms	Unknown
Frontage	200' +/-
Zoning	BHC
Assessment	\$403,060
Environmental	TBD
Mill Rate	36.88
Taxes	\$14,864.85

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Comments: This would be a great medical building Right across from the new hospital . This was a former Auto Dealership so it has plenty of parking. Now outfitted for a Billiard Hall. 9,926 SF former Billiard Hall on 1.52 acres available. POSSIBLE OWNER FINANCING! Great visibility from Riverside Ave, and close to the new Bristol Hospital. Possible medical use.

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