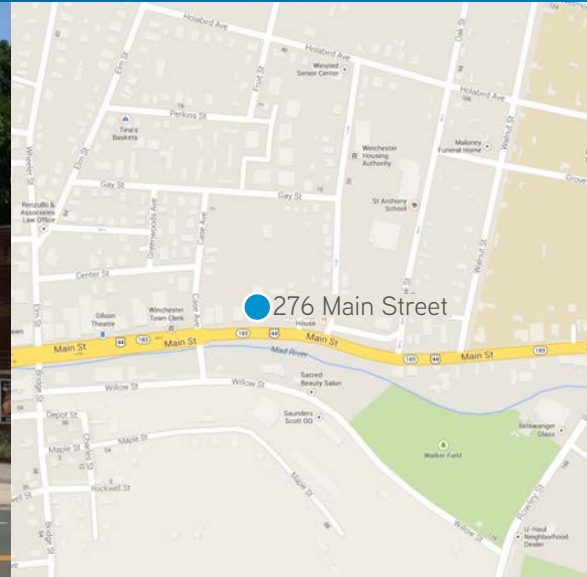


FOR SALE > INVESTMENT PROPERTY

276 Main Street

WINSTED, CT 06098



276 Main Street > Investment Property

Colliers International is pleased to present 276 Main Street, a 7,570 square foot free-standing, single-tenant building on 0.55 acres in Winsted, Connecticut. This commercial/retail investment property is ideally located on heavily traveled Main Street/Route 44.

From Hartford, take US-44 West/Albany Avenue. Continue straight onto US-44 West/Dyer Cemetery Road. The property will be on the right.

Building Amenities

- > 7,570 SF retail/commercial bldg
- > 0.55 acre site
- > 12' ceiling height
- > 10 spaces + street parking
- > Street signage
- > Rent escalates 3% annually
- > True Value Hardware anchor tenant
- > 52' frontage on Main Street
- > 1 curb cut
- > Leased since 2008 by current operator
- > Net lease, landlord only pays RE taxes
- > 2014 NOI: \$34,606.61
- > Sale Price: \$395,000

AGENT: JAY WAMESTER, SIOR
860 616 4031
HARTFORD, CT
jay.wamester@colliers.com

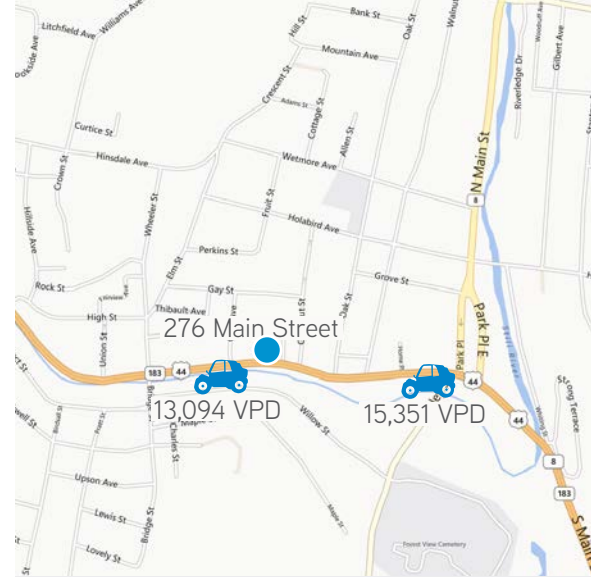
COLLIERS INTERNATIONAL
864 Wethersfield Avenue
Hartford, CT 06114
www.colliers.com/hartford

276 Main Street > Demographics

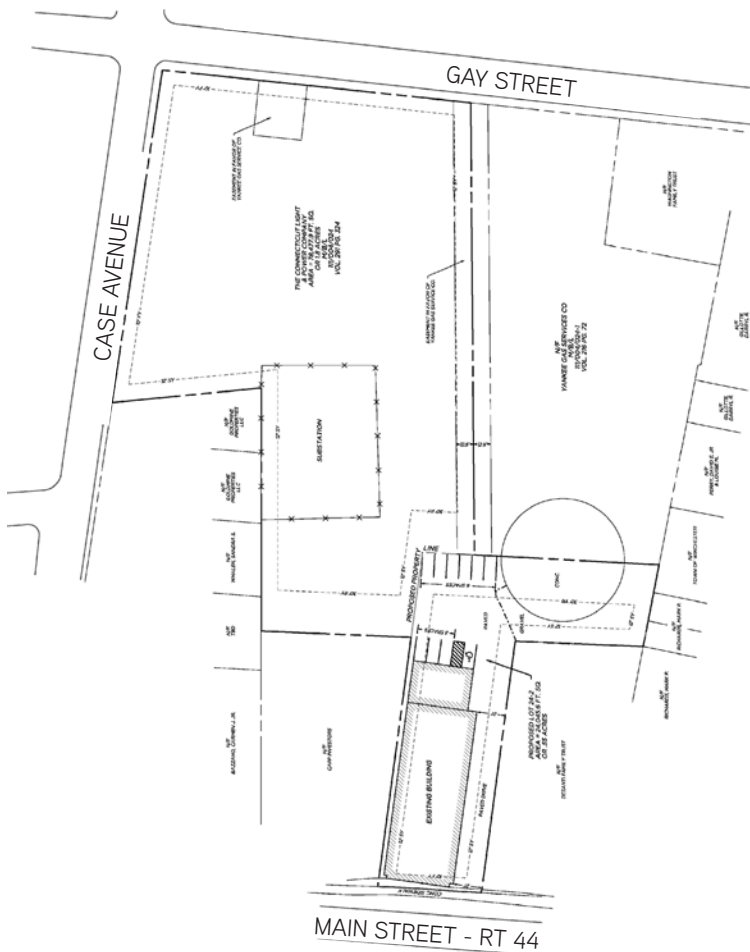
	Pop.	HH	Avg HH \$
1 Mile	7,406	3,234	\$62,574
3 Miles	11,112	4,753	\$66,870
5 Miles	19,065	7,801	\$78,057

Traffic Counts:

Main Street & Case Avenue	13,094 VPD
Main Street & Home Place	15,351 VPD



276 Main Street > Site Plan



Contact Us

AGENT: JAY WAMESTER, SIOR
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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

