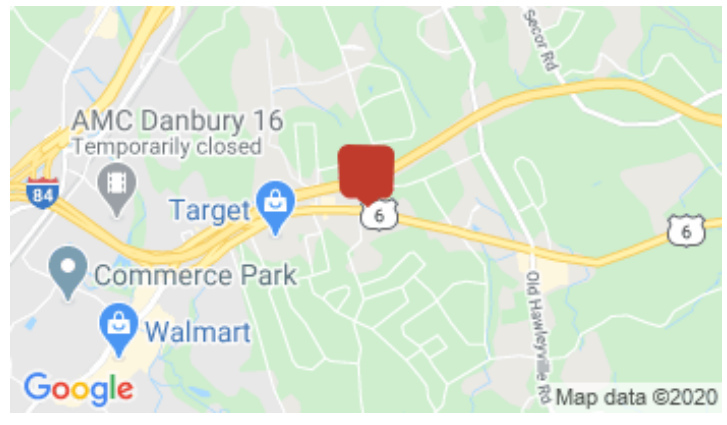


22 Stony Hill Road - Bethel

22 Stony Hill Rd, Bethel, CT 06801



Listing ID: 29893643
 Status: Active
 Property Type: Retail-Commercial For Sale
 Retail-Commercial Type: Convenience Store, Restaurant
 Gross Land Area: 1.02 Acres
 Sale Price: \$1,620,000
 Unit Price: \$520.40 PSF
 Sale Terms: Cash to Seller, Owner Financing
 Nearest MSA: New Haven-Milford
 County: Fairfield
 Tax ID/APN: 71 109 01
 Zoning: ROUTE 6 COMMERCIAL
 Property Use Type: Vacant/Owner-User
 Gross Building Area: 3,113 SF
 Building/Unit Size (RSF): 3,113 SF
 Road Type: Paved, 2-Track, Highway
 Property Visibility: Excellent
 Highway Access: Located on CT Route 6 at corner of Vale Road. 1/2 Mile to I-84.
 Tenancy: Multiple Tenants
 Parking Type: Surface



Overview/Comments

Now available For Sale or Land Lease! The site has been fully approved for a gas station, convenience store, and fast food restaurant with a drive thru. The approval includes a total building size of 3,113 s.f. and gas pump locations for 8 vehicles. After 2 years in the approval process the site is ready for development. This 1.02 acre site is located at a 4 way "traffic signal" at the corners of Vale Road / Benedict Road / and Route 6 (aka Stony Hill Road). The site is located .5 of a mile from Exit 8 and I-84 and on the busy Route 6 corridor between Exit 8 and Exit 9. The property is available on a land lease for \$8000 month NNN or for sale at \$1,620,000.

There are approximately 190' of frontage on Route 6 and 340' of frontage on Vale/Hawleyville Road. A rented residential house currently resides on the site. The property can be delivered vacant. The underground heating oil tanks have been removed. The environmental inspections have been completed and the site is blessed as "clean". There is municipal water and sewer available.

There are currently no other gas stations available on this side of Bethel without crossing I-84. This facility will be convenient to customers from Bethel, Brookfield, Newtown and Danbury. The site is located near numerous services such as assisted living facilities, several new condo developments, several retail centers, a new medical complex, numerous restaurants, and the prestigious Berkshire Corporate ...

More Information Online

<https://advantagerealtyinc.catylist.com//listing/29893643>

QR Code

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Property Contacts



Joseph Michael Struna
 Advantage Realty Commercial
 203-733-1290 [M]
 203-798-9345 [O]
 Mike@AdvantageRealtyInc.Com



Chris Cosio
 Advantage Realty Commercial
 203-524-8635 [M]
 203-798-9345 [O]
 Chris@AdvantageRealtyInc.Com