

866 WEST MAIN ST

NEW BRITAIN, CT 06053

Office: (860) 721-0005 **COMMERCIAL SERVICES REALTY**

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Property Features/ Landlord has provided the following updates to this building

- New 20 year rubber roof
- 100% handicap accessible/ fully renovated handicap bathroom
- New 200 Amp 3 phase electrical service with new wiring throughout
- New lighting fixtures/ upgrades include 2 x 4 lighting fixtures
- New paved parking lot



Commercial Services Realty
156 New Britain Avenue
Rocky Hill, CT 06067

866 West Main Street

Location: 866 West Main St. is located on the busy Route 372 in New Britain with easy access to Route 9.

PROPERTY CHARACTERISTICS

This free-standing building has a total square footage of 2,430 sq. ft.

Rental Rate: \$3,000/NNN

Great location, great visibility.

**Entire building has been renovated and ready for tenant-fit out*

Zoned B3

<u>Demographics</u>	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Population	18,843	111,835	258,607
Average HH Income	\$57,570	\$63,896	\$78,062