

# 16 Grassy Plain Street-Bethel

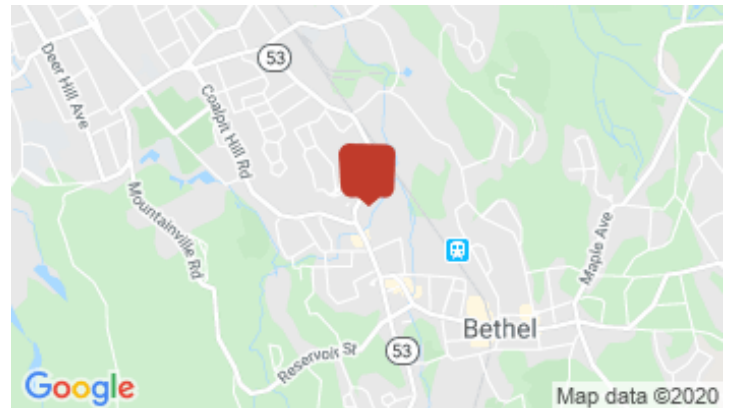
## 16 Grassy Plain Street, Bethel, CT 06801



Listing ID: 327222  
 Status: Active  
 Property Type: Retail-Commercial For Lease  
 Retail-Commercial Type: Free-Standing Building, Mixed Use  
 Contiguous Space: 1,500 - 7,300 SF  
 Total Available: 11,600 SF  
 Gross Land Area: 2.57 Acres  
 Lease Rate: \$14.75 - 19.75 PSF (Annual)  
 Base Monthly Rent: \$8,972 - 7,077  
 Lease Type: Net Lease, Absolute NNN  
 Nearest MSA: Bridgeport-Stamford-Norwalk  
 County: Fairfield  
 Tax ID/APN: 13 16 06  
 Zoning: C  
 Gross Building Area: 16,200 SF  
 Building/Unit Size (RSF): 16,200 SF  
 Core Factor: 15%  
 Road Type: Paved, 2-Track, Highway  
 Highway Access: Located on Route 53 near the Bethel / Danbury CT townline.  
 Tenancy: Multiple Tenants  
 Year Built: 2014  
 Construction/Siding: Wood Frame, Wood Siding, Wood Shingle  
 Parking Type: Surface



1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



### Overview/Comments

This site is currently approved for 16,200 s.f. of retail and office space with a drive through.

The land available for either a ground lease or a "build to suit" to lease. A 10 year lease commitment will be required needed for build to suit occupancy in 2014. The Baker Properties companies has 350 Townhouse Condo's being developed across the street and 12 new apartments being constructed next door. The property is located on the Bethel / Danbury town line and next to the next to Union Savings Bank. City sewer and water, gas and electric is available with Commercial Zoning. Give the exclusive Broker J. Michael Struna a call today to discuss your development needs at 2013-798-9345.

#### More Information Online

<https://advantagerealtyinc.catylist.com//listing/327222>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



#### Joseph Michael Struna

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