

FOR LEASE

2 Dallas Avenue, Bristol, Connecticut

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 2 Dallas Avenue, Bristol. This property features a car wash with an extra bay for vehicle detailing, vacuum stations in the parking lot, garage bay with overhead doors on each end and 50 SF of office space.

PROPERTY FEATURES

- 2000 SF +/- Car wash with extra bay for vehicle detailing
- Vacuum stations in the parking lot
- 600SF garage bay with overhead doors on each end
- 400A/600V/3PH electrical power

\$4,000 per month gross + utilities + insurance + snow removal

Contact:

NICK LONGO / neegall@aol.com

Cell - 203.578.0208 / Office - 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES

matthewscommercial.com

FOR SALE

2 Dallas Avenue, Bristol, Connecticut

MATTHEWS COMMERCIAL PROPERTIES

BUILDING

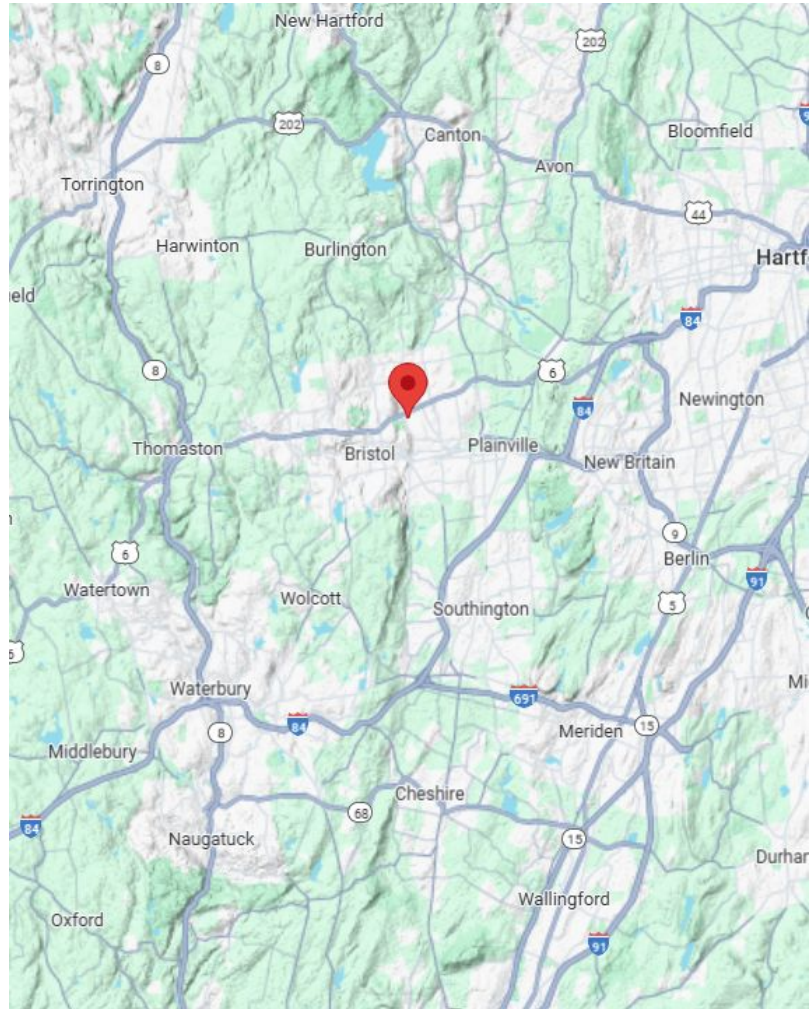
Total Available SF	2,000 SF+/-
Number of Floors	1
Exterior Construction	Block
Interior Construction	Block
Year Built	1969
Ceiling Height	10'
Parking	Off-Street
Overhead Doors	2 - 8x8
Roof	Shingle/Gable
Zoning	BG

PROPERTY

Lot Size	0.63 Acres
Distance to I-84 & RT-8	5 Miles & 7 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Hot air gas Modine gas Propane
A/C	In office
Electric	400 AMP 600 Volt Phase 3
Sewer	City
Water	City



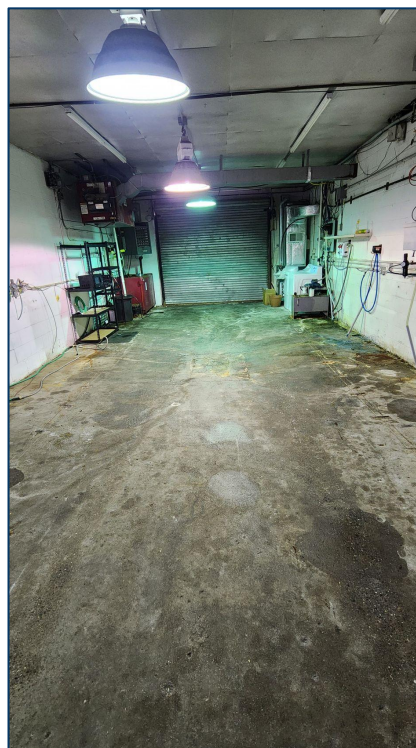
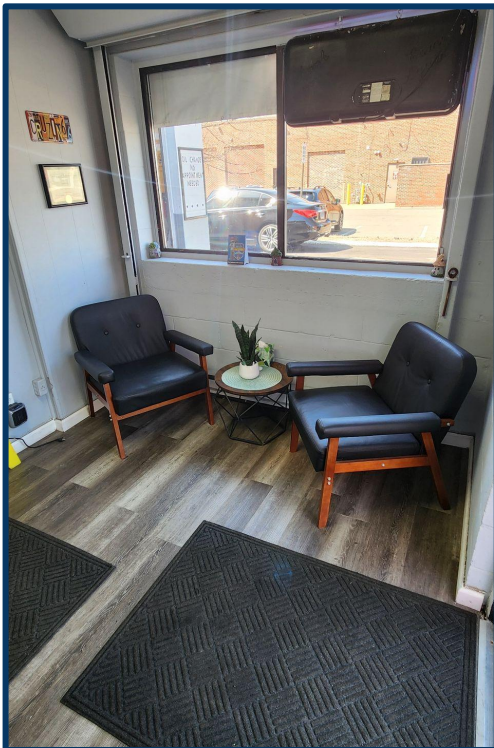
CONTACT: NICK LONGO 203.578.0208

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR SALE

2 Dallas Avenue, Bristol, Connecticut

MATTHEWS COMMERCIAL PROPERTIES



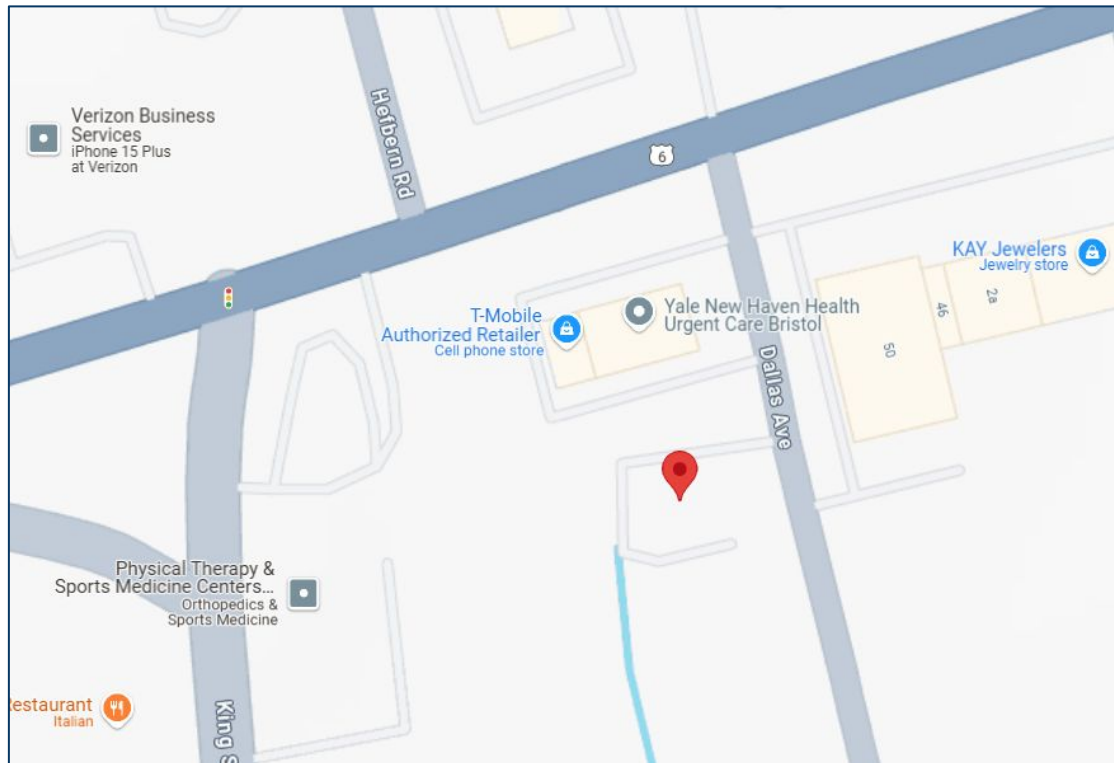
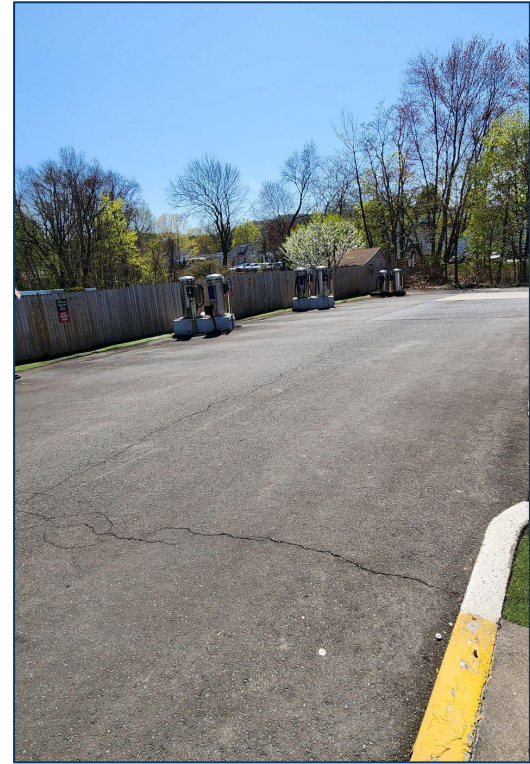
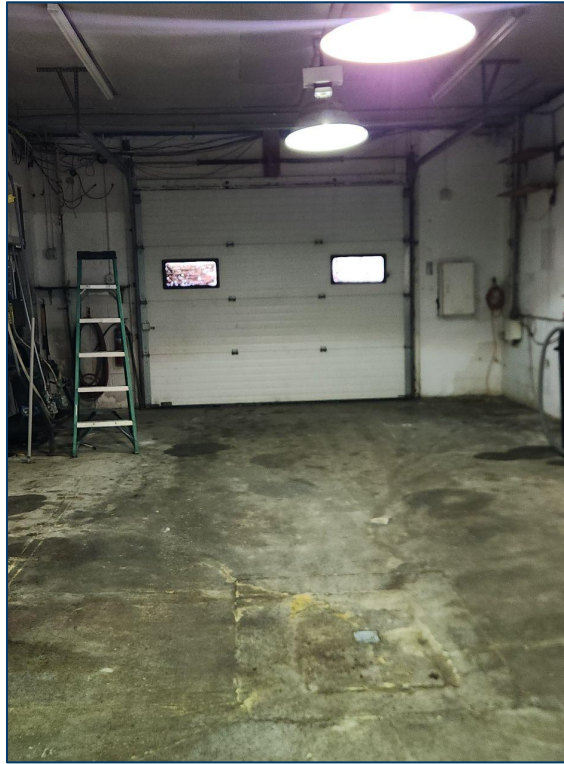
CONTACT: NICK LONGO 203.578.0208

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

FOR SALE

2 Dallas Avenue, Bristol, Connecticut

MATTHEWS COMMERCIAL PROPERTIES



CONTACT: NICK LONGO 203.578.0208

MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com