

Sale

45 W Main Street

Avon, CT 06001



PROPERTY DESCRIPTION

45 West Main Street in Avon presents a turnkey office/retail opportunity in a well-established association-managed commercial setting near the busy Route 202 corridor. The property offers immediate in-place cash flow through an existing tenant with a long-term lease, while also providing potential flexibility for an owner-user or investor. Multiple capital improvements have been completed within the past 10 years, including updated HVAC systems and roof, supporting ease of ownership. Additional features include public utilities, attractive grounds, a rear courtyard, convenient access to area retailers and businesses, and Commercial Specialized (CS) zoning that permits a variety of office, retail, and business uses, subject to municipal approvals. A clean, stabilized asset ready for new ownership in a desirable Avon location.

OFFERING SUMMARY

Sale Price:	\$650,000
Building Type:	Office/Retail
Building Size:	4,080 SF
Zoning:	CS (Commercial Specialized)
HVAC:	Central Heating/Cooling
Utilities:	Public Water/Sewer Gas

PROPERTY HIGHLIGHTS

- Turnkey Office/Retail Building
- Prime Location On the Route 202 Corridor
- Easy Access to Local Retailers and Businesses
- All Public Utilities
- Multiple Recent CapEx Updates
- Available Space For an Owner-User

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Commercial
Realty

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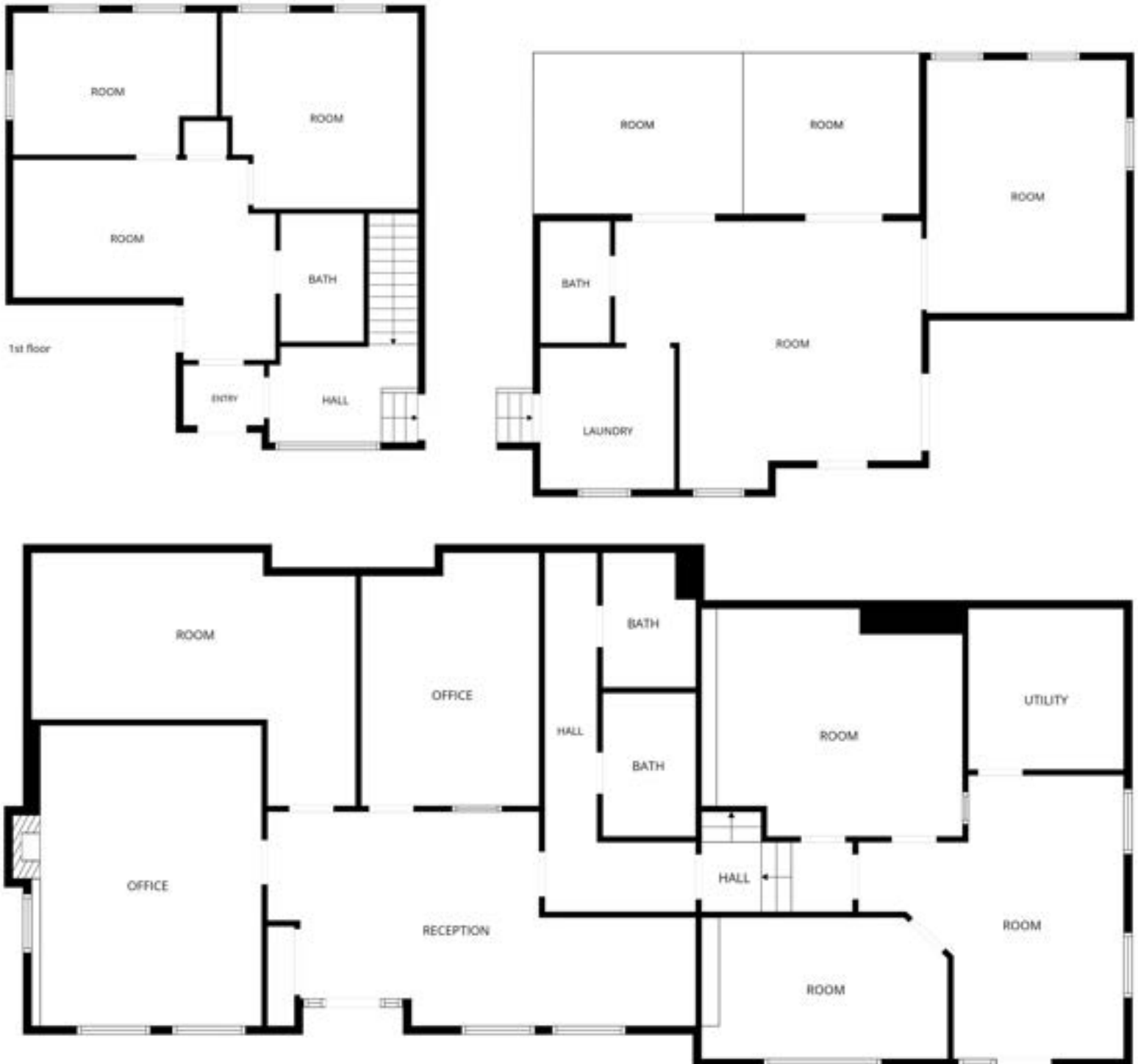


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Floorplans

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Rent Roll

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SUITE	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
Beauty Salon	2,040 SF	\$18.45	\$37,638	2/28/36
Owner (Option to Vacate)	1,240 SF	\$14.51	\$18,000	Monthly
Vacant	800 SF	-	-	-

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Financials

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INCOME SUMMARY

IN-PLACE FINANCIALS

PROFORMA FINANCIALS

GROSS INCOME

\$56,760

\$76,398

EXPENSES SUMMARY

IN-PLACE FINANCIALS

PROFORMA FINANCIALS

Taxes

\$8,782

\$8,782

HOA

\$10,815

\$10,815

Insurance

\$3,599

\$3,599

Maintenance & Repairs

\$2,275

\$2,275

OPERATING EXPENSES

\$25,471

\$25,471

NET OPERATING INCOME

\$31,289

\$50,927



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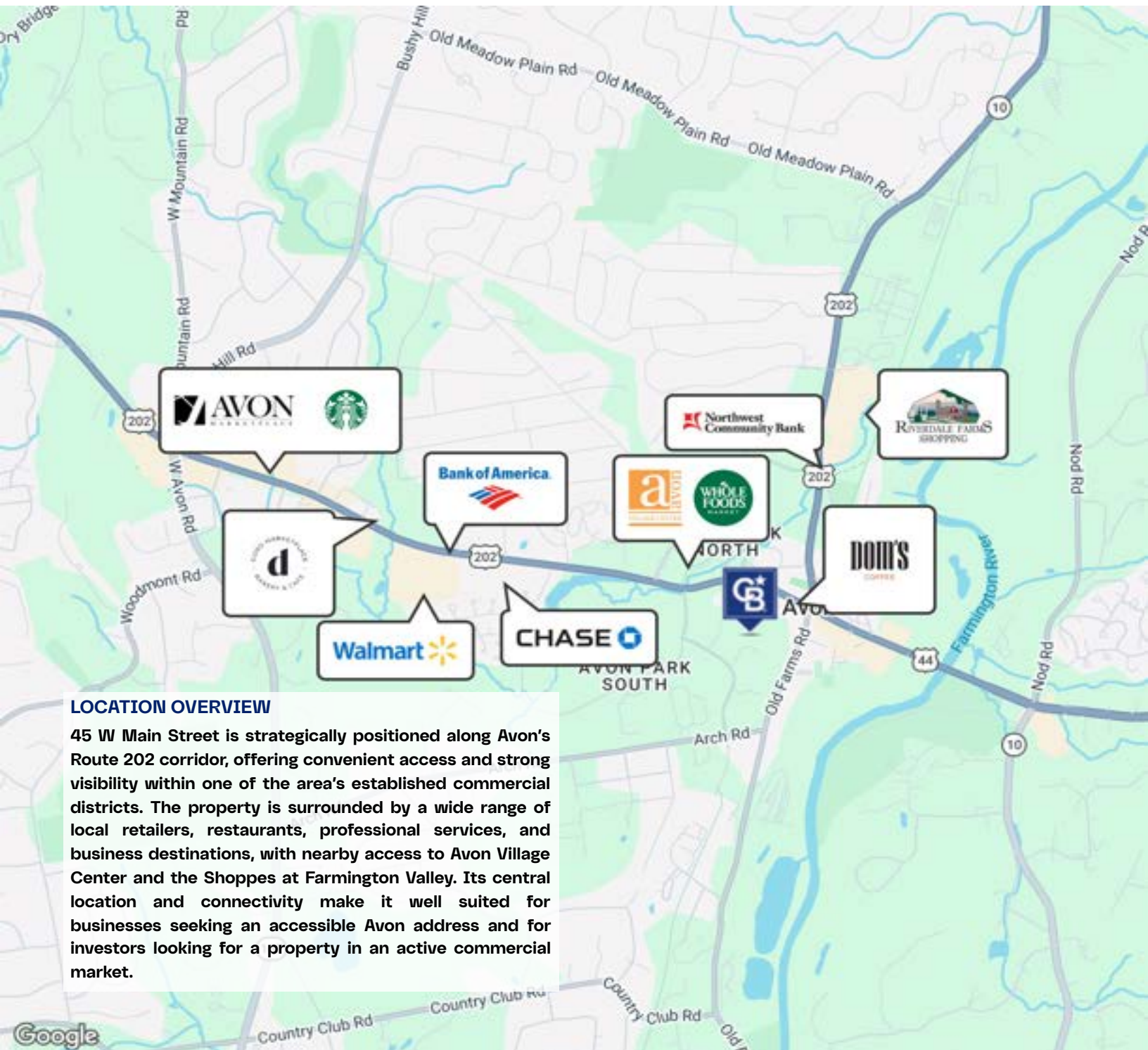


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Location Map

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LOCATION OVERVIEW

45 W Main Street is strategically positioned along Avon's Route 202 corridor, offering convenient access and strong visibility within one of the area's established commercial districts. The property is surrounded by a wide range of local retailers, restaurants, professional services, and business destinations, with nearby access to Avon Village Center and the Shoppes at Farmington Valley. Its central location and connectivity make it well suited for businesses seeking an accessible Avon address and for investors looking for a property in an active commercial market.

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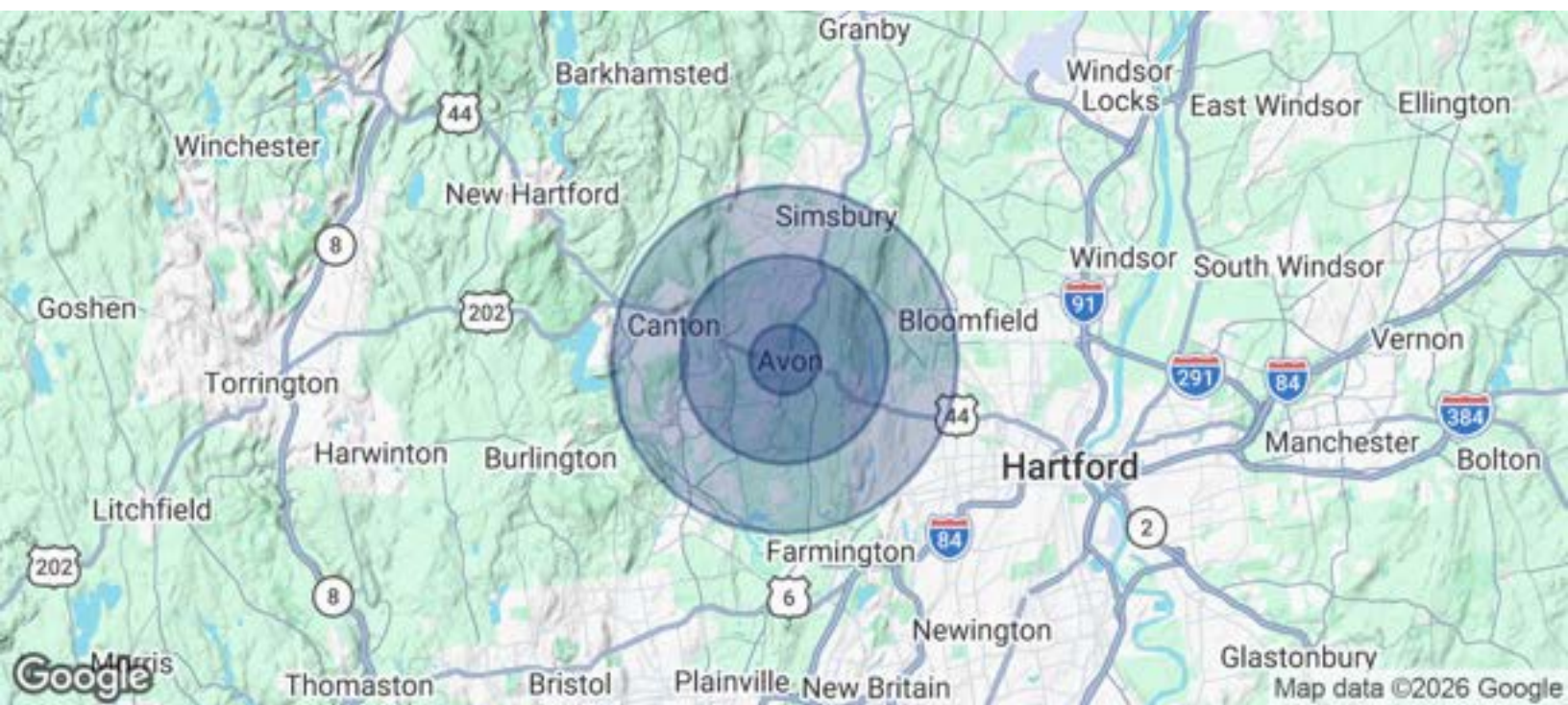


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Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,515	21,506	66,289
Average Age	50	43.8	45.1
Average Age (Male)	49.6	43.4	44.4
Average Age (Female)	49.6	44.7	45.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,183	8,598	26,756
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$138,852	\$206,462	\$200,913
Average House Value	\$433,180	\$480,887	\$474,506

2023 American Community Survey (ACS)

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Listing Contact

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