



SCALZO
COMMERCIAL
NEW DEVELOPMENT

100 GREENWOOD AVENUE

Bethel, CT 06801

For Sale



Property Summary

100 Greenwood Avenue
Bethel, CT 06801



PROPERTY DESCRIPTION

Introducing an exceptional retail investment opportunity in the heart of the Bethel area. This historic 6,473 SF building, dating back to 1901, offers a prime location for retail entrepreneurs. Zoned VC and boasting 100% occupancy, the property features 2,300 SF of rentable space, ideally suited for a single tenant or easily divisible into two units of approximately 1,150 SF each. With convenient separate entrance doors for each half, the potential for maximizing returns is unparalleled. Additionally, a current month-to-month rental agreement for one of the apartments presents immediate income potential.

LOCATION DESCRIPTION

Discover the charming town of Bethel, CT, a prime location for retail investment. The area is surrounded by a vibrant community, offering a range of local boutiques, eateries, and entertainment venues within walking distance. Nearby attractions include the Historic Bethel Cinema, renowned for its independent films, as well as the scenic Putnam Memorial State Park, perfect for outdoor activities. The bustling Greenwood Avenue boasts a mix of unique shops and dining options, providing a perfect setting for retail and street retail investment. With a friendly atmosphere and a strong sense of community, the area offers an excellent opportunity for retail entrepreneurs to thrive and engage with local patrons.

PROPERTY HIGHLIGHTS

- 2,300 of Rentable Space
- One retail unit can be split into two units of approx. 1,150 SF each. An entrance door already exists for each half
- One of the apartments is currently rented on a Month to Month basis for \$1,050

OFFERING SUMMARY

Sale Price:	\$725,000
Building Size:	6,473 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	833	2,853
Total Population	638	2,002	6,548
Average HH Income	\$69,108	\$75,787	\$80,694

Additional Photos

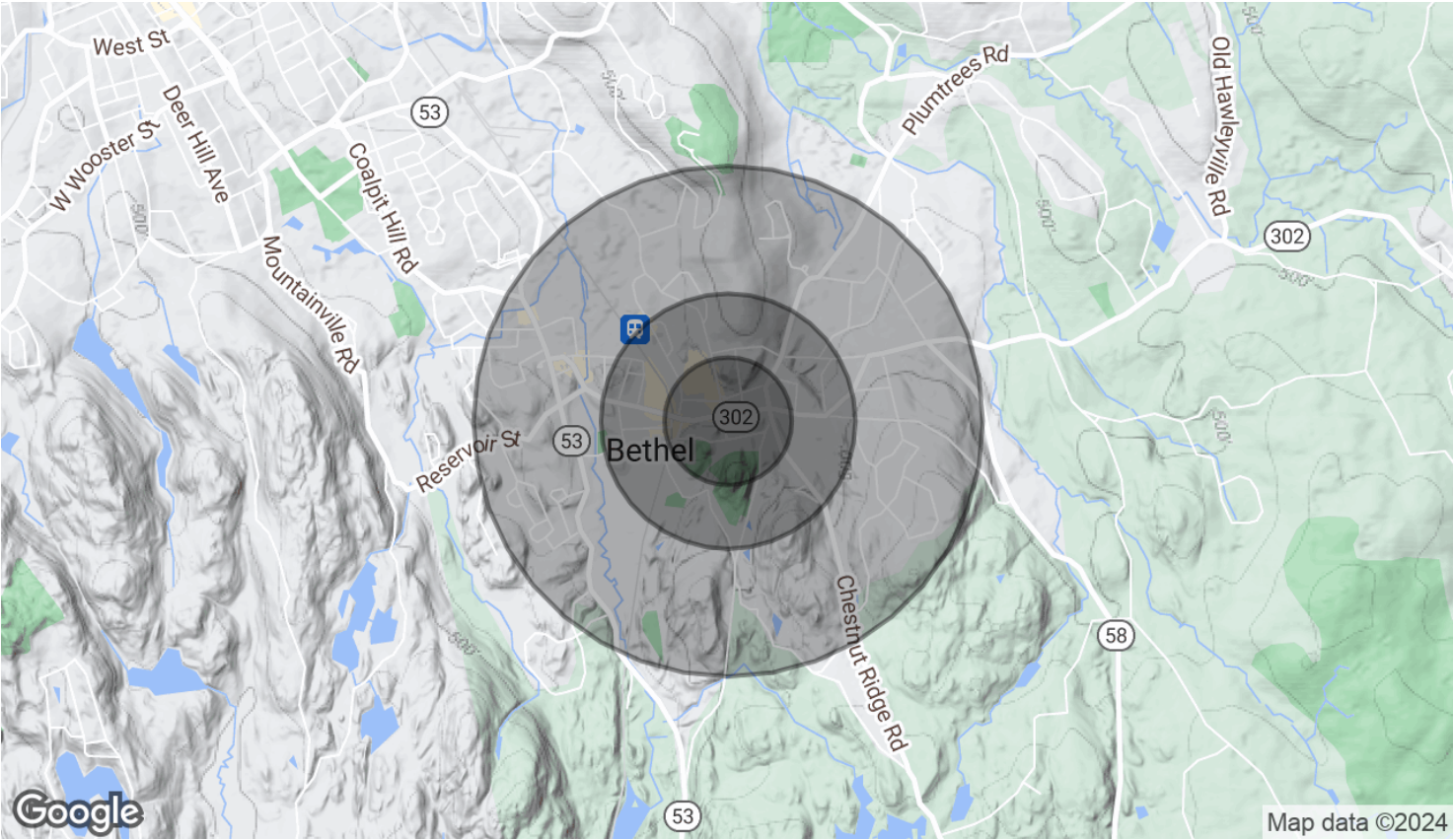
100 Greenwood Avenue
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Location Map

**100 Greenwood Avenue
Bethel, CT 06801**

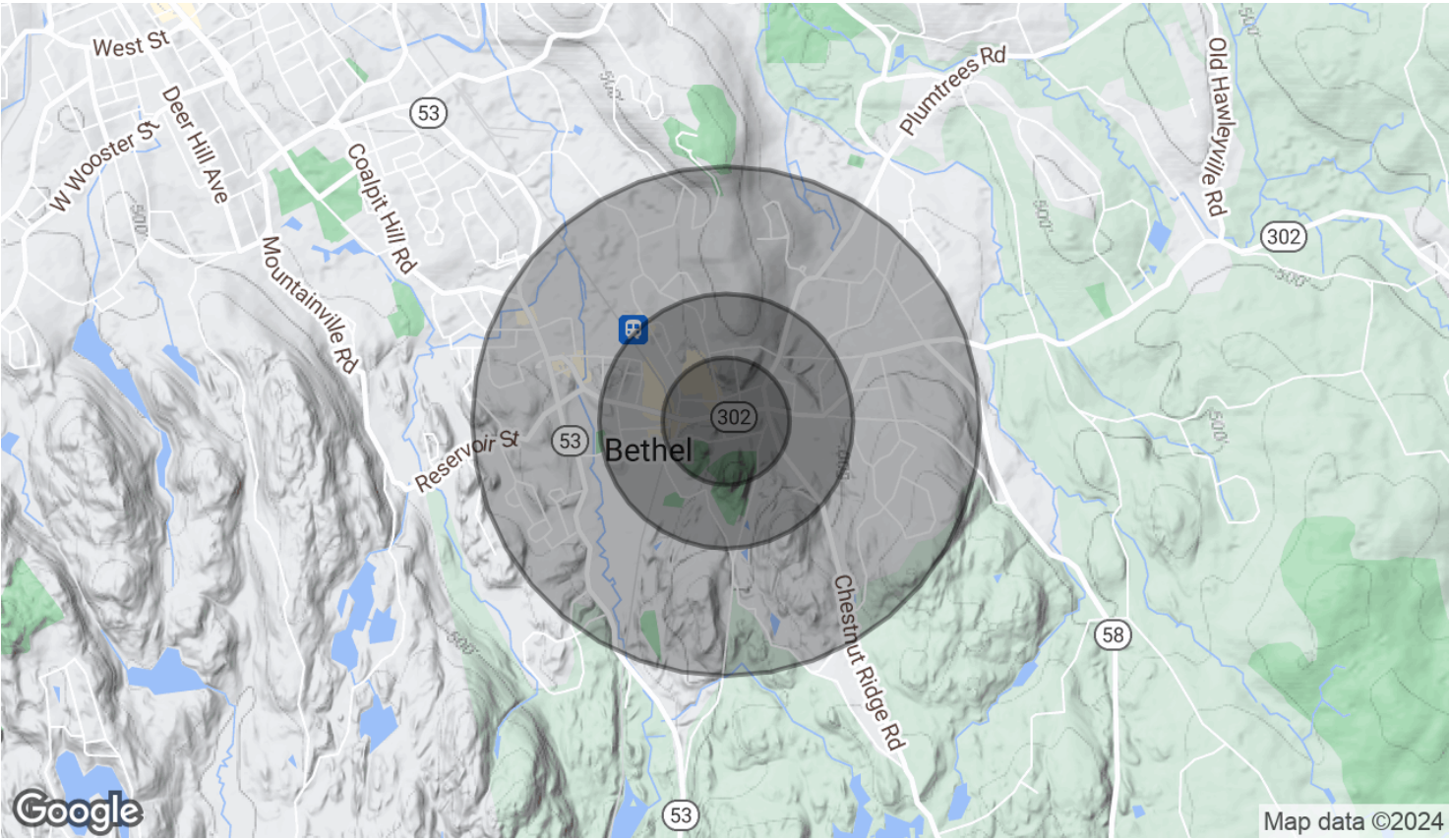




POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	638	2,002	6,548
Average Age	35.6	37.3	39.1
Average Age (Male)	33.6	34.5	35.9
Average Age (Female)	31.7	36.0	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	833	2,853
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$69,108	\$75,787	\$80,694
Average House Value	\$184,929	\$233,857	\$264,324

RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	283	1,131	4,332
Total Population - Black	230	477	1,007
Total Population - Asian	18	99	406
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	0



Total Population - Other	26	118	394
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2020 American Community Survey (ACS)

Agents Contact

**100 Greenwood Avenue
Bethel, CT 06801**

NORMAN URQUHART

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