



Greg Frey
REALTOR
gregfrey@comcast.net
Cell: 860-716-2593
www.hankandgregfrey.com



Listing

9 Waterville Road, Avon, CT 06001

Status: **Active**

List Price: **\$2,800**

County: **Hartford**

MLS#: **170331553**

Commercial For Lease

Sub Property Type(s): **Other**

Lease Price Desc.: Per Month

Last Update: **07/06/2021** Orig. List Price: **\$13.00**

Days On Market: **409**



Walkscore is: - - 34

Car-Dependent - A few amenities within walking distance.

Description of the Property Containing the Space For Lease

Location:	Other	Fronts On:	State Road
Acres:	0.21	Elevation Certificate:	
Zoning:	Commercial	Conforming Use:	
Year Built:	1930	Number of Tenants:	

Description of the Space For Lease

Present Use:	Vacant	Potential Use:	
Stories:	Ceiling Height:	Overhead Doors:	Loading Docks:
	Restrooms:	ADA Compliant:	

Features

Lot Description:		
Construction:	Frame	Flooring:
Foundation:		
Roof:	Asphalt Shingle	
Handicap Features:		
Commercial Features:		
Exterior Feat:		
Avail. Documents:	None	

Utility Information

Available Utilities:	Electric, Gas	Electrical Phases:	# of Electrical Services:
Electrical Voltage:	Electrical Amperage:		
Heat Type:	Baseboard, Fueled By: Natural Gas		
Cooling:	Central Air		
Water & Sewer Service:	Public Water Connected, Sewage System: Public Sewer Connected		

Parking Information

Covered Spaces:	Uncovered Spaces:	Total Spaces:
Parking Spaces Per 1000 Sq. Ft.	Parking Description: Attached Garage	

Square Foot Information

Total Square Feet:	5,308	Square Foot Source:	Owner	Space is Subdividable
Industrial Square Feet:		Office Square Feet:		Residential Square Feet:
Retail Square Feet:		Warehouse Square Feet:		Additional Space Available:

Lease Information

Monthly Lease Amount:	Buildout Allowance Available:
Landlord Options:	
Landlord Requirements:	Credit Check, Security Deposit, Lease Required
Lease Duration:	One Year, Ten Years
Security Deposit Info:	Required
Tenant Responsibility:	All Utilities, Electricity, Heat, Hot Water
Landlord Responsibility:	Grounds Maintenance, Snow Removal

Public Remarks

Large commercial building for lease in busy Avon location. The spacious front office area is connected to garage bays in the rear. Available for \$2,800 per month plus utilities. Natural gas connected. Exterior grounds and snow are maintained by the landlord.

Marketing History

Current List Price:	\$2,800	Last Updated:	07/06/21	DOM:	409
Previous List Price:	\$13.00	Entered in MLS:	08/28/20	CDOM:	409
Original List Price:	\$13.00	Listing Date:	08/28/20	Expiration Date:	12/28/21

Showing & Contact Information

Showing Inst: **Contact Hank or Greg Frey at 860-673-8700**

Lockbox: **None/**
 Owner: **3-9 Waterville Realty LLC**
 Directions: **Waterville Road is Route 10 in Avon. Located near base of Avon Mountain at intersection of Route 44 and 10. Sign posted.**

Date Available: **Immediate**

Bank Owned: **No**

Owners Phone:

Occupied By:

Listing & Compensation Information

Listing Contract Type: **Exclusive Right to Sell/Lease**

Service Type: **Full Service**

Sign: **Yes**

Buyer's Agent Comp.: **2.5% of the gross lease value for the lease's entire term**

Listing Distribution Authorizations

The List Office has authorized distribution to: **RPR, Homes.com, Homesnap, IDX Sites, Realtor.com, immoviewer**

The List Agent has authorized distribution to: **Homes.com, Homesnap, IDX Sites, Realtor.com**

**** NOTE: This listing will only appear on those locations authorized by BOTH the List Office AND the List Agent. ****

Listing Agent/Broker Information

List Agent: **Greg Frey (FREYG)** Lic.#: **REB.0790674**
 Website: <http://www.hankandgregfrey.com>

Phone: **(860) 716-2593**
 Email: gregfrey@comcast.net

List Office: **RE/MAX Prime Realty (RMPR01)**
 Website:

Phone: **(860) 673-8700**

Co List Agent: **Henry R Frey (freyh)** Lic.#: **REB.0789253**
 Website: <http://hankandgregfrey.com>

Phone: **(860) 673-8700**
 Email: henryrfreyjr@sbcglobal.net

Co List Office: **RE/MAX Prime Realty (RMPR01)**
 Website:

Phone: **(860) 673-8700**

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 Photos

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