



Greg Frey
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Listing

9 Waterville Road, Avon, CT 06001

List Price: **\$1,600**

Status: **Active**

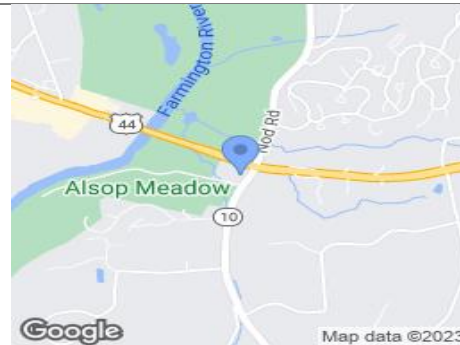
County: **Hartford**

MLS#: **170331553**

Commercial For Lease

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

Lease Price Desc.: Per Month
 Last Update: **11/16/2021** Orig. List Price: **\$13.00**
 Days On Market: **865**



Walkscore is: - - 41

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	In Flood Zone:	
Zoning:	Commercial	Elevation Certificate:	
Year Built:	1930	Conforming Use:	
	Number of Units:	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
Foundation:	Concrete, Stone
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: Off Street Parking	

Square Foot Information

Total Square Feet:	1,600	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:	Required
Security Deposit Info:	Required		
Tenant Responsibility:	All Utilities, Electricity, Heat, Hot Water		
Landlord Responsibility:	Grounds Maintenance, Snow Removal		

Public Remarks

Commercial building for lease in busy Avon location. Available for \$1,600 per month plus utilities. Natural gas connected. Exterior grounds and snow are maintained by the landlord. Space is approximately 1600 square feet.

Confidential Agent Remarks

Parking is limited to 2-cars fyi

Marketing History

Current List Price:	\$1,600	Last Updated:	11/16/21	DOM:	865
Previous List Price:	\$2,800	Entered in MLS:	08/28/20	CDOM:	865
Original List Price:	\$13.00	Listing Date:	08/28/20	Expiration Date:	06/30/23

Showing & Contact Information

Showing Inst: **Contact Hank or Greg Frey at 860-673-8700**
Lockbox: **None/** Date Available: **Immediate** Bank Owned: **No**
Owner: **3-9 Waterville Realty LLC** Owners Phone: Occupied By:
Directions: **Waterville Road is Route 10 in Avon. Located near base of Avon Mountain at intersection of Route 44 and 10. Sign posted.**

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** Phone: **(860) 716-2593**
Website: **http://www.hankandgregfrey.com** Email: **gregfrey@comcast.net**
List Office: **RE/MAX Prime Realty (RMPR01)** Phone: **(860) 673-8700**
Website:
Co List Agent: **Henry R Frey (freyh)** Lic.#: **REB.0789253** Phone: **(860) 673-8700**
Website: **http://hankandgregfrey.com** Email: **henryrfreyjr@sbcglobal.net**
Co List Office: **RE/MAX Prime Realty (RMPR01)** Phone: **(860) 673-8700**
Website:

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