

FOR SALE // 217 GREENWOOD AVE, BETHEL, CT



PROPERTY DESCRIPTION

Location, location, location! 217 Greenwood Avenue is a rare opportunity to own a prime piece of downtown Bethel real estate next to Dolan Plaza. The Victorian-style main building features a welcoming front porch, original moldings, modern kitchen and baths, a full basement, and a walk-up attic-blending historic charm with functional space. Behind it sits a large garage/storage building with garage door openers, offering tremendous flexibility for business use, storage, or future development. A spacious, level lot with ample parking further enhances the property's value. Formerly home to a successful business for 25 years, this property presents unlimited potential including the possibility to residential units in a highly desirable downtown location.

PROPERTY HIGHLIGHTS

- ADA Compliant
- City Water and Sewer
- Gas Heat
- Central A/C
- Ample Parking

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	0.41 Acres
Building Size:	3,304 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	512	1,183	3,861
Total Population	1,245	2,854	9,523
Average HH Income	\$112,046	\$110,158	\$121,848



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PROPERTY HIGHLIGHTS

- ADA Compliant
- City Water and Sewer
- Gas Heat
- Central A/C
- Ample Parking
- 23,000 VPD
- Possible residential conversion
- Garage Building Available



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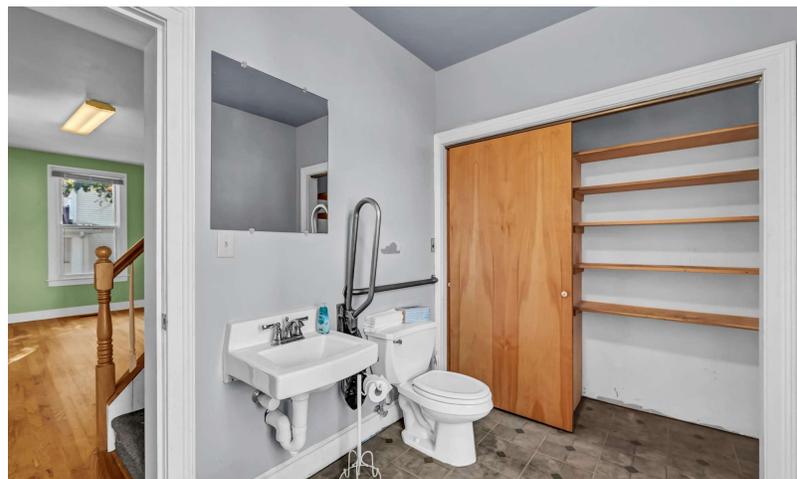
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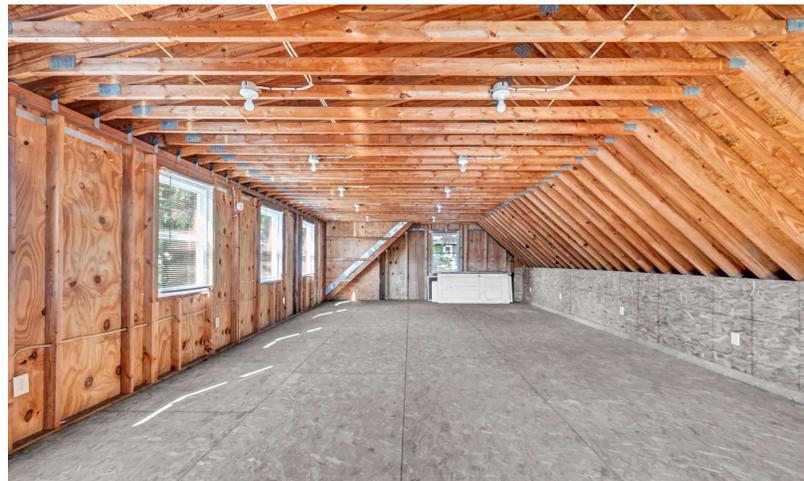
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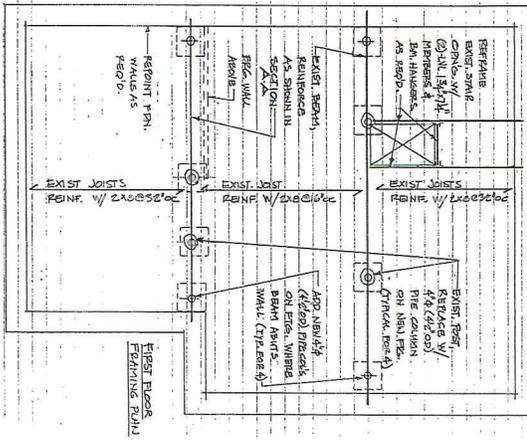


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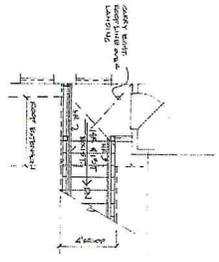


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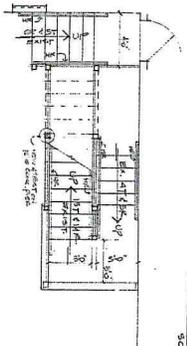
Project Name: 211 GREENWOOD AVE
 Location: BETHLE, CT
 Date: 10/14/17
 Drawn By: ERS
 Scale: 3/16" = 1'-0"



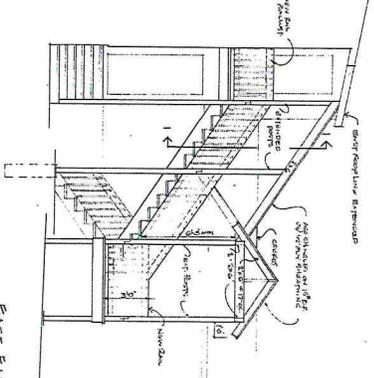
STRUCTURAL REVIEW
 FIRST FLOOR FRAMING PLAN & DETAILS
 THE ENGINEER COMPANY, CONSULTING STRUCTURAL ENGINEER, LETTER OF OCTOBER 14, 2017, CONFIRMS STRUCTURAL ADEQUACY OF EXISTING FLOOR ANALYSIS.



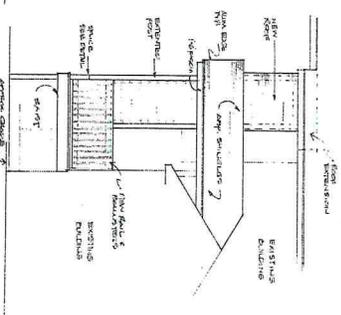
Second Floor Plan
 Scale: 1/4" = 1'-0"



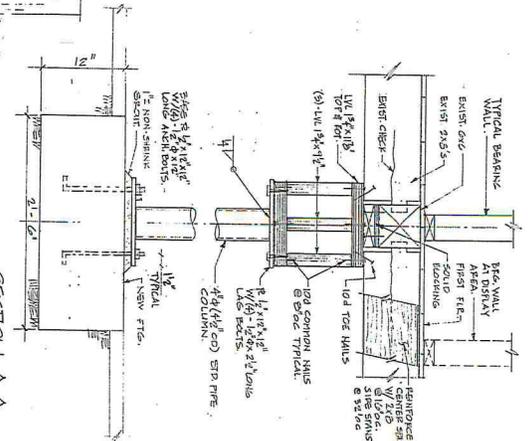
East Elevation
 Scale: 1/4" = 1'-0"



North Elevation
 Scale: 1/4" = 1'-0"



SECTION 1-1 (TYPICAL)
 Scale: 1/4" = 1'-0"



SECTION A-A

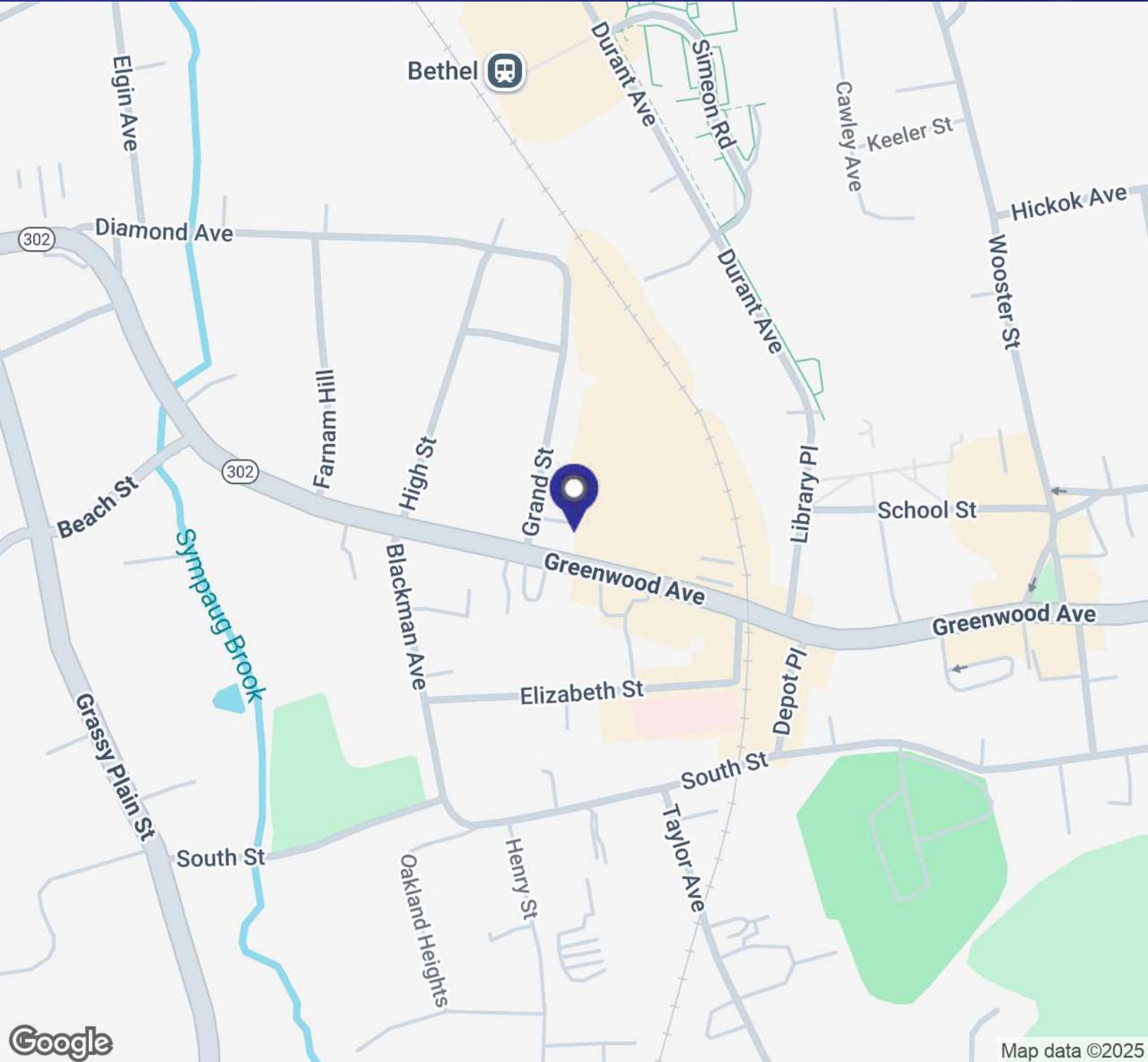
EXTENSION STAIR EXIT DETAILS
 IT IS THE INTENT TO BUILD THE EXISTING EXTERIOR WOOD STAIRS AS THE EXIT FOR THIS BUILDING AS ALLOWED BY SECTION 719 EXCEPTION NO. 7. PROVIDE NEW OVERHEAD PROTECTION 2" X 4" AND NEW GUARDS AND HANDRAILS.

GENERAL NOTES
 PROVIDE NEW HANDRAILS, 1 1/2" DIA. GALV. PIPING, MOUNTED 3" ABOVE TREADS AND 36" EXTENDING 12" ABOVE TOP RISE. WHEREVER POSSIBLE, AT BOTTOM RISE EXTENDING 12" WALLS SHALL BE CONTIGUOUS AROUND LEVEL NO. 1.

Springer & Company
 211 GREENWOOD AVE
 BETHLE, CT
 5087-105-56
 10/14/17
 ERS
 3/16" = 1'-0"

PROJECT NO.	211	DATE	10/14/17
CLIENT	MR. & MRS. J. ZALETA	ARCHITECT	DAVID J. ZALETA
PROJECT NAME	211 GREENWOOD AVE	PROJECT NO.	211
PROJECT ADDRESS	BETHLE, CT	DATE	10/14/17
PROJECT TYPE	RENOVATION	SCALE	3/16" = 1'-0"
PROJECT DESCRIPTION	RENOVATION OF 211 GREENWOOD AVE	PROJECT NO.	211
PROJECT LOCATION	BETHLE, CT	DATE	10/14/17
PROJECT OWNER	MR. & MRS. J. ZALETA	ARCHITECT	DAVID J. ZALETA
PROJECT CONTACT	DAVID J. ZALETA	PHONE	508-738-1055
PROJECT EMAIL	DJZALETA@SPRINGERANDCOMPANY.COM	WEBSITE	WWW.SPRINGERANDCOMPANY.COM
PROJECT WEBSITE	WWW.SPRINGERANDCOMPANY.COM	PROJECT NO.	211
PROJECT ADDRESS	211 GREENWOOD AVE	DATE	10/14/17
PROJECT CITY	BETHLE, CT	SCALE	3/16" = 1'-0"
PROJECT STATE	CT	PROJECT NO.	211
PROJECT ZIP	06401	DATE	10/14/17
PROJECT COUNTY	HARTFORD	ARCHITECT	DAVID J. ZALETA
PROJECT COUNTRY	USA	PHONE	508-738-1055
PROJECT REGION	NORTH AMERICA	WEBSITE	WWW.SPRINGERANDCOMPANY.COM
PROJECT TIMEZONE	EST	PROJECT NO.	211
PROJECT CURRENCY	USD	DATE	10/14/17
PROJECT LANGUAGE	ENGLISH	SCALE	3/16" = 1'-0"
PROJECT METRIC	FEET	PROJECT NO.	211
PROJECT UNIT	FEET	DATE	10/14/17
PROJECT DIMENSION	FEET	ARCHITECT	DAVID J. ZALETA
PROJECT AREA	SQ. FT.	PHONE	508-738-1055
PROJECT VOLUME	CUB. FT.	WEBSITE	WWW.SPRINGERANDCOMPANY.COM
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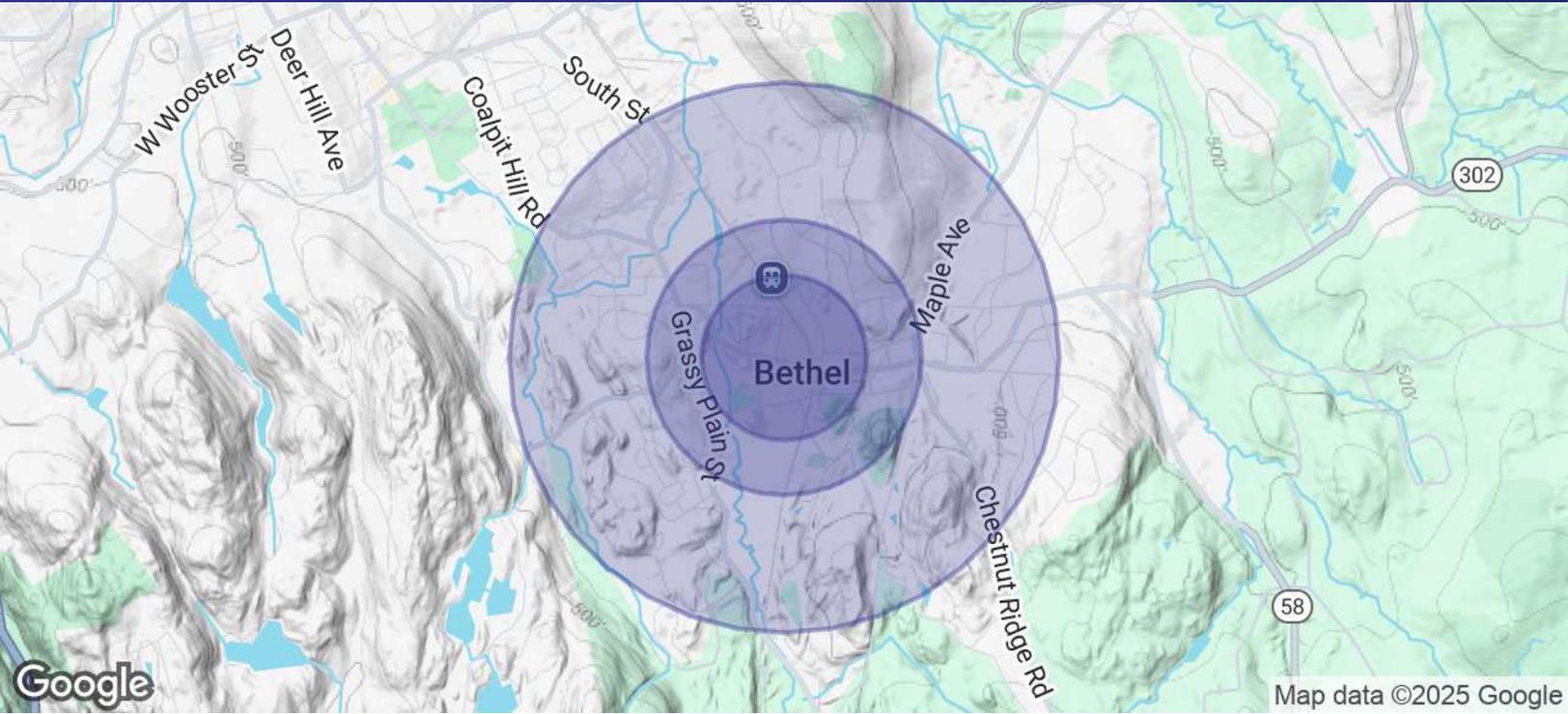
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,245	2,854	9,523
Average Age	41	42	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	512	1,183	3,861
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$112,046	\$110,158	\$121,848
Average House Value	\$445,775	\$446,688	\$450,569

Demographics data derived from AlphaMap



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