

SALE

THE CURTIS BUILDING

255 Main Street Bristol, CT 06010



PROPERTY DESCRIPTION

The Curtis Building, located at 255 Main Street in Bristol, Connecticut, presents an exceptional turnkey investment opportunity in the heart of a growing market. This 10-unit mixed-use property consists of eight one-bedroom residential units and two retail spaces, all fully occupied with tenant-paid utilities. Seven of the residential units have been recently updated, and the building features newer windows and a newer roof, minimizing any immediate capital expenditures. Situated within walking distance of Bristol Hospital, Federal Hill and positioned in an optimal downtown location, the property is easy to manage and offers strong potential for rent increases without the need for significant additional investment. Bristol's ongoing downtown revitalization efforts, aimed at attracting thousands of new residents to the area, make this a prime opportunity for investors seeking a stabilized asset with long-term growth potential. With minimal deferred maintenance and a solid tenant base, The Curtis Building is a rare, hassle-free investment in a thriving market.

OFFERING SUMMARY

Sale Price:	\$999,000
Number of Units:	10 (8) Residential/(2) Retail
Lot Size:	0.09 Acres
Building Size:	6,720 SF
Utilities:	Public Water & Sewer

PROPERTY HIGHLIGHTS

- Prime Downtown Bristol location
- Turnkey asset with minimal deferred maintenance
- Tenant paid utilities
- Updated units, newer roof, newer windows and all new water heaters
- Potential upside through rent increases

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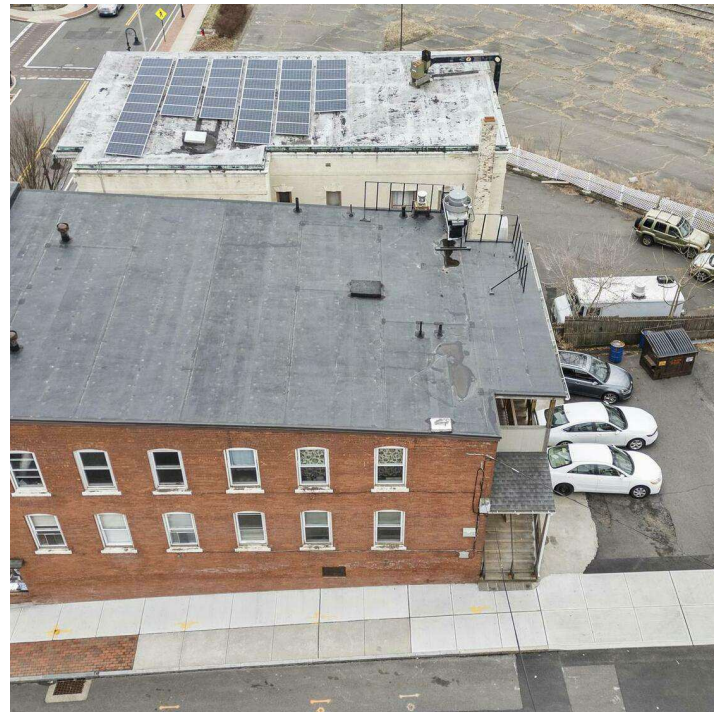


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PHOTOS

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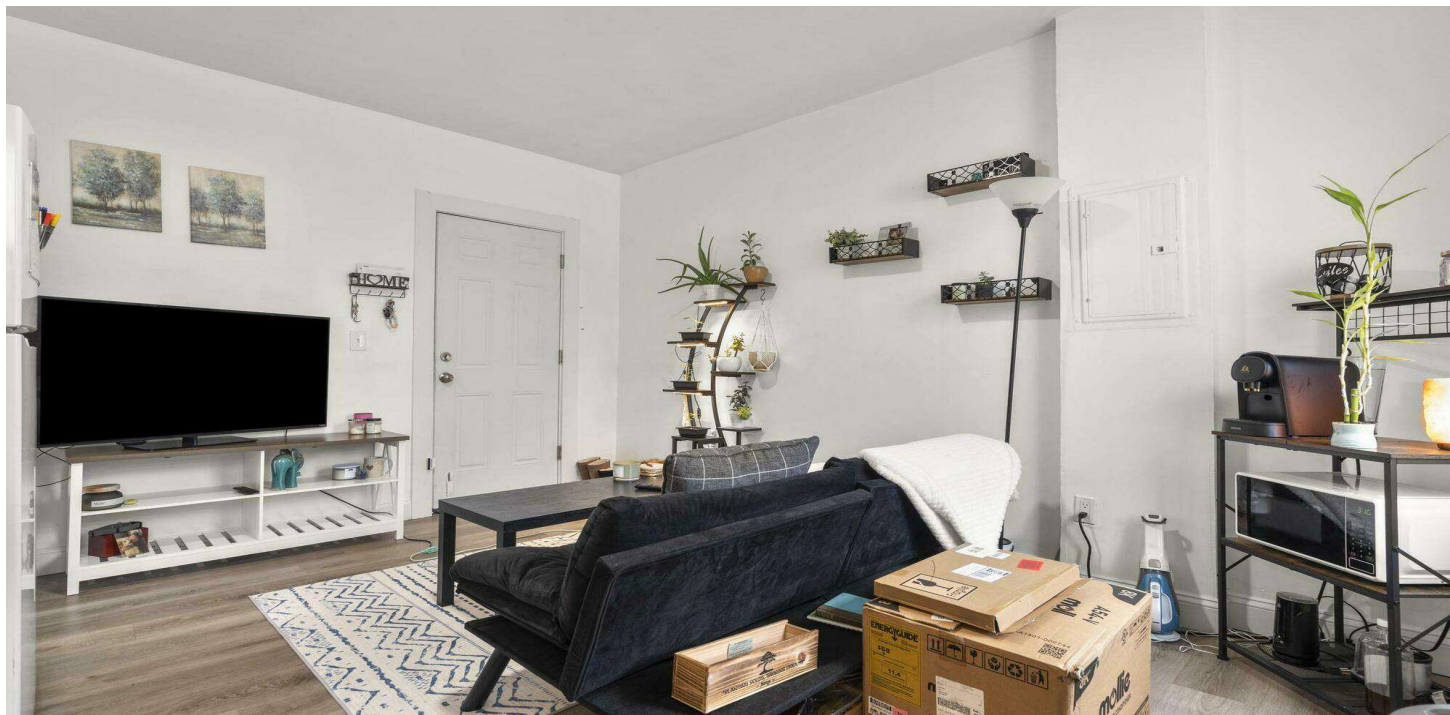


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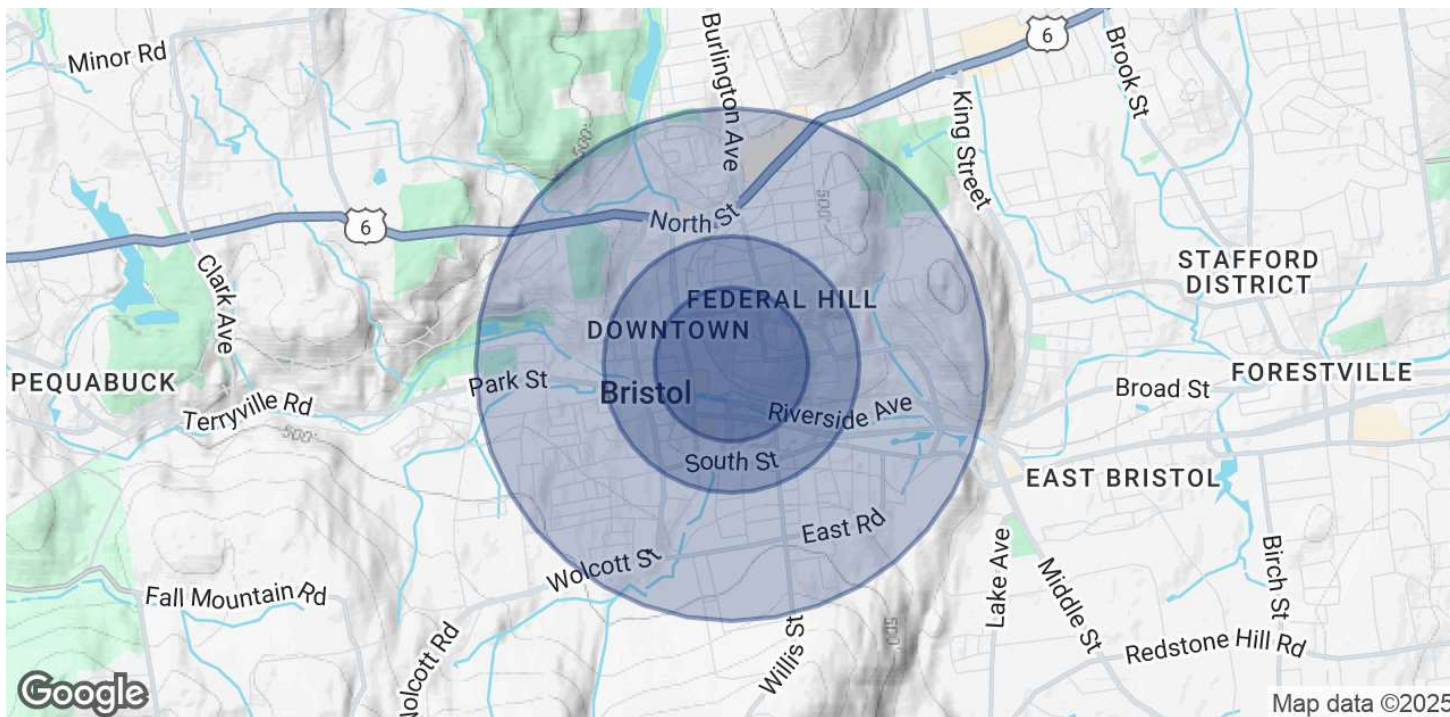
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LOCATION/DEMOGRAPHICS THE CURTIS BUILDING

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,028	5,282	16,336
Average Age	41	41	39
Average Age (Male)	39	39	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	445	2,237	6,899
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$83,468	\$85,082	\$86,968
Average House Value	\$214,828	\$251,771	\$266,036

Demographics data derived from AlphaMap

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UNIT MIX/RENT ROLL THE CURTIS BUILDING

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SUITE	BEDROOMS	BATHROOMS	RENT	LEASE END
Unit A	1	1	\$660	3/31/2025
Unit B	1	1	\$825	3/31/2025
Unit C	1	1	\$875	MTM
Unit D	1	1	\$845	MTM
Unit E	1	1	\$900	4/30/2025
Unit F	1	1	\$850	3/31/2026
Unit G	1	1	\$875	MTM
Unit H	1	1	\$875	6/30/2025
Commercial (2x Retail)	-	-	\$1,875	MTM

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INCOME/EXPENSES

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INCOME SUMMARY

Rental Income	\$102,960
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Vacancy Cost	(\$5,148)
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GROSS INCOME	\$97,812
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EXPENSES SUMMARY

Maintenance & Repairs	\$2,250
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Utilities	\$764
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Garbage	\$2,893
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Water/Sewer	\$1,699
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Property Management (7%)	\$7,207
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Taxes	\$13,245
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Insurance	\$7,200
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OPERATING EXPENSES	\$35,258
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NET OPERATING INCOME	\$62,554
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