

RECIION

Commercial Real Estate

246 MAIN STREET
WINDSOR LOCKS, CT 06096

SALE PACKAGE

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REGION CO LLC (d/b/a "Region Commercial") and should not be made available to any other person or entity without the written consent of REGION CO LLC. This Marketing Brochure has been prepared to provide summary, unverified, information and the information contained herein is not a substitute for a thorough investigation of all considerations concerning the purchase or sale of the Subject Property. By reviewing this document it is expressly understood that all parties should conduct their own independent analysis. REGION CO LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Buyers must verify the information and bears all risk for any inaccuracies.

REGION CO LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of REGION CO LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of REGION CO LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective Buyers. REGION CO LLC is a Massachusetts Limited Liability Company ("LLC").

All rights reserved.



PROPERTY OVERVIEW

Region Commercial is pleased to offer on an exclusive basis, 246 Main Street, Windsor Locks, CT available for sale. The property, situated on roughly 0.47 acres, consists of approximately 8,413 square feet of space.

Located along Main Street, the property enjoys high visibility within Windsor Locks' primary commercial corridor. The building's flexible layout can accommodate a variety of commercial or service-oriented uses, with easy access for both customers and employees.

The site benefits from convenient connections to Interstate 91, Bradley International Airport, and the Windsor Locks train station, providing seamless regional access. Positioned among established local businesses, restaurants, and neighborhood amenities, this property offers a well-located and versatile commercial space in a vibrant and rapidly developing area of Windsor Locks.

BUILDING & SITE DETAILS

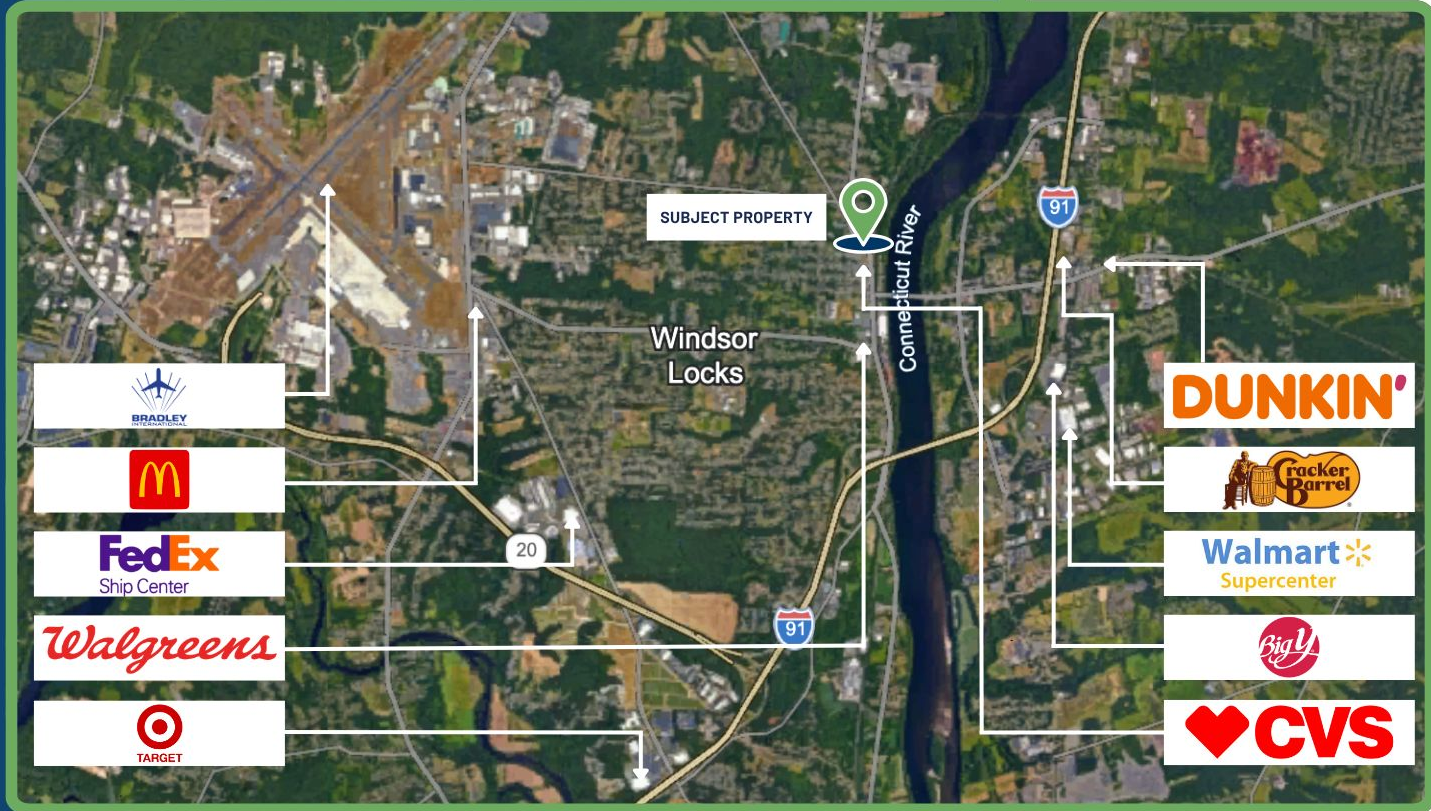
Square Footage	8,413 SF
Taxes	Approx. \$9,396
Stories	2
Foundation	Concrete
Roof	Rubber
Roof Age	Approx. 15 years
Year Built	1954
Land Area	0.47 Acres
On-site Parking	8 private spaces/approx. 6 on street
Kitchen	Upstairs in apartment, remodeled with granite counters

Frontage	212'
Sprinkler	No
Basement	No
Bathrooms	7
Water & Sewer	Municipal
Gas Provider	Connecticut Natural Gas
Electric Provider	Eversource
Heat	Gas Forced Hot Air
AC	Central Air
Zoning	Business – Downtown Renewal District
Internet/Phone Provider	Cox



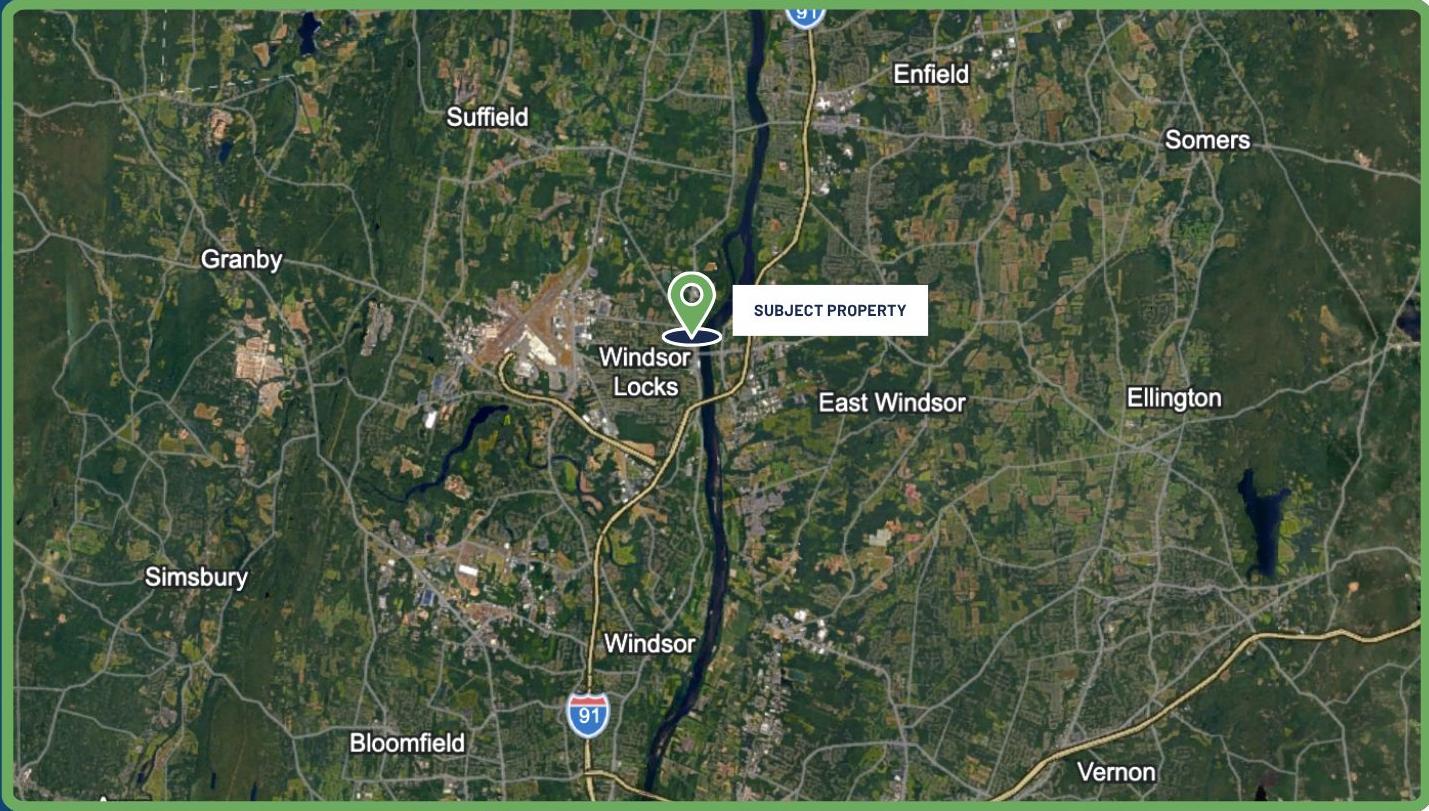
SITE MAP

REGION



AREA MAP

REGION



REGIONAL MAP

REGION





REGION





REGION

CONTACT US

Mitch Bolotin

P: 413-415-1200

C: 413-537-2020

E: mitch@regionco.com

LIC (MA): 134459

REGION CO LLC

Ben Bolotin

P: 413-415-1200

C: 413-530-3215

E: ben@regionco.com

LIC (MA): 9582125

REGION CO LLC

Anthony Barile

P: 413-415-1200

C: 860-573-4173

E: anthony@regionco.com

LIC (MA): 9588463

REGION CO LLC