

RECIION

Commercial Real Estate

246 MAIN STREET
WINDSOR LOCKS, CT 06096

SALE PACKAGE

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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

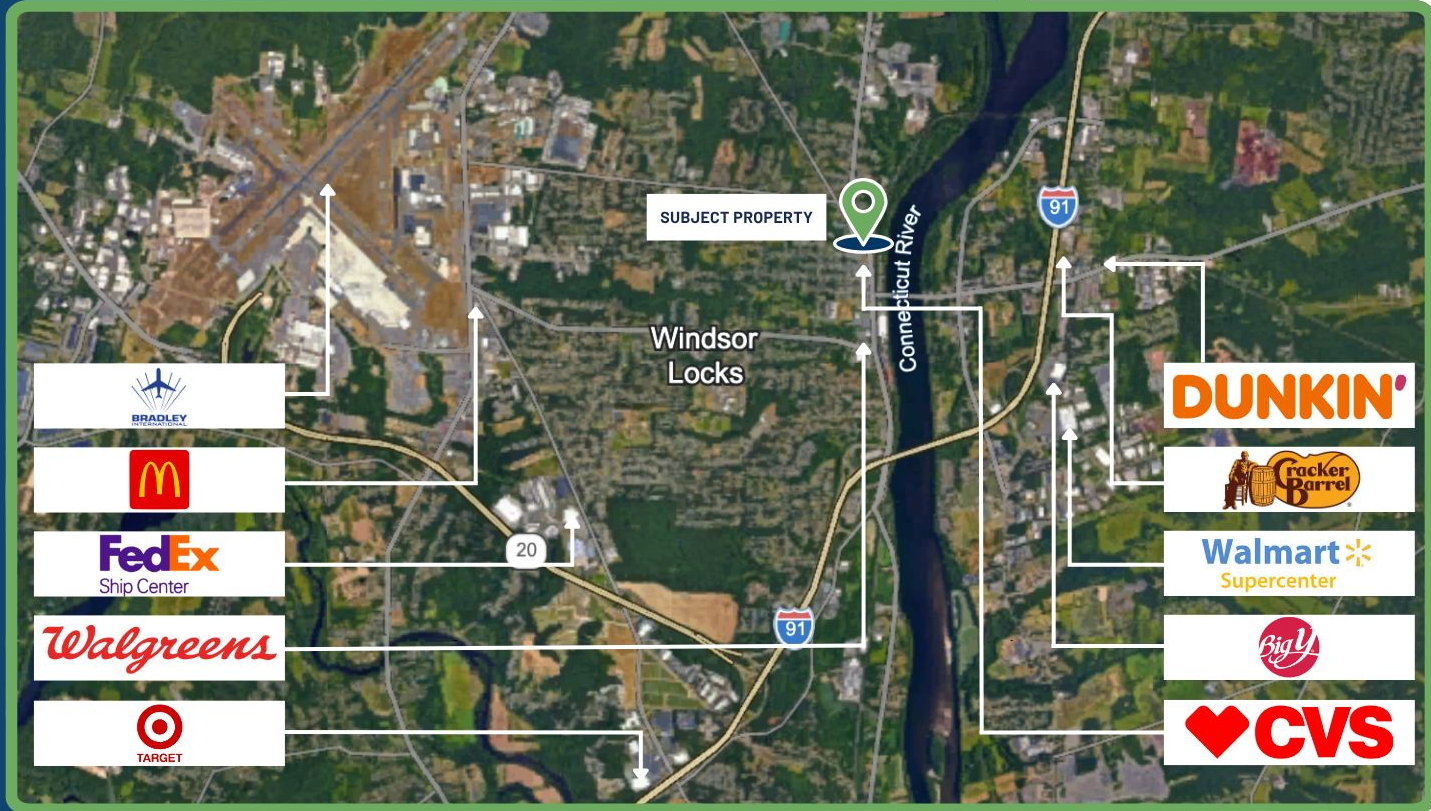
Square Footage	8,413 SF
Taxes	Approx. \$9,396
Stories	2
Foundation	Concrete
Roof	Rubber
Roof Age	Approx. 15 years
Year Built	1954
Land Area	0.47 Acres
On-site Parking	8 private spaces/approx. 6 on street
Kitchen	Upstairs in apartment, remodeled with granite counters

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



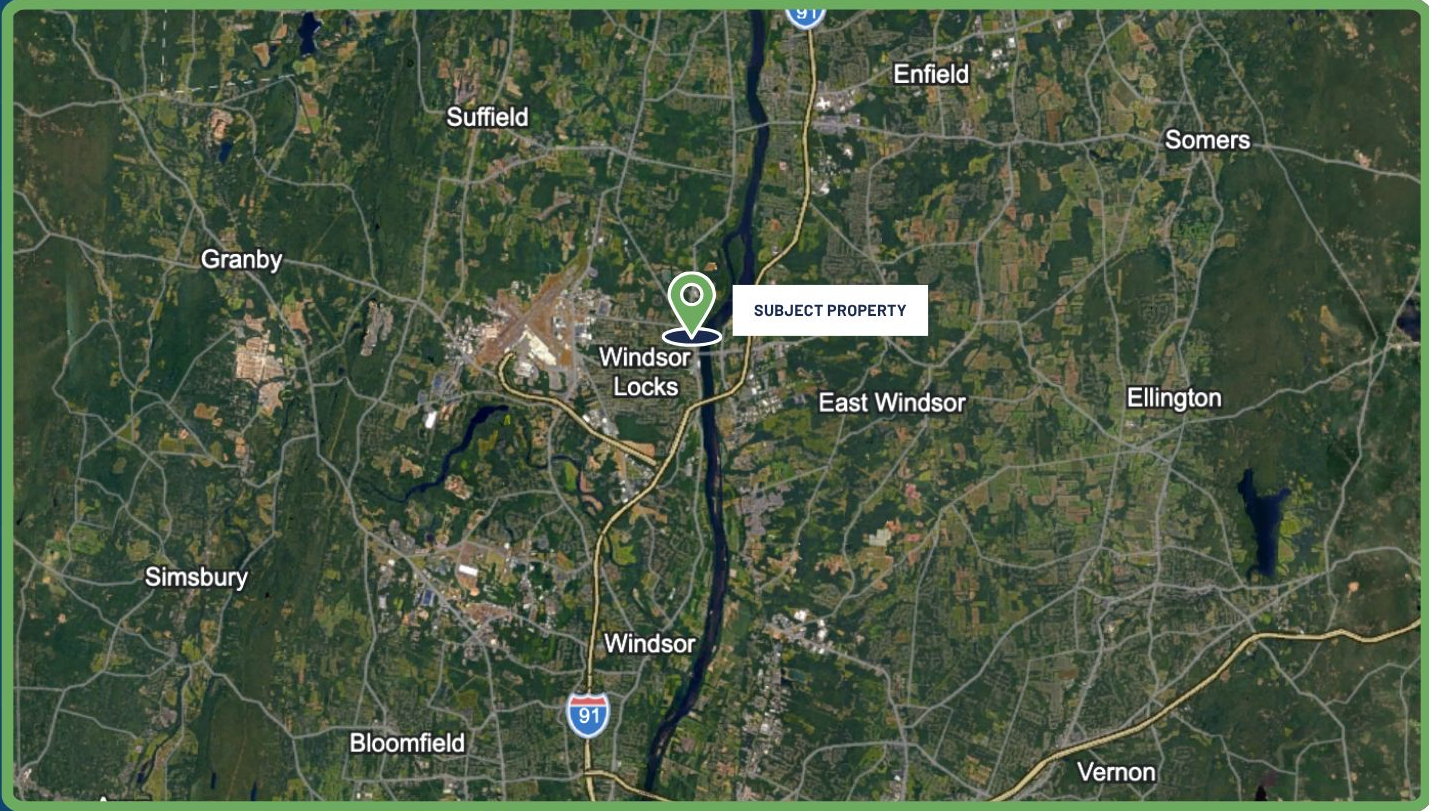
SITE MAP

REGION



AREA MAP

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REGIONAL MAP

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