

FOR SALE

**352 Roosevelt Drive
Seymour, CT**



6,500 +/- S/F Retail/ Industrial Building
1.8 acres located on busy RTE 34
Housatonic River views
2,500 S/F retail space
2,500 S/F upper office space
1,500 S/F shop space with oversized drive in door
Ceiling height 12' - 22'

Asking: \$850,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		352 Roosevelt Drive	
CITY, STATE		Seymour, CT 06483	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,500	Air Conditioning	No
Number of floors	2	Sprinkler / Type	Yes/ Dry
Avail S/F	6,500	Type of Heat	Oil
Ext. Construction	Vinyl siding	OTHER	
Ceiling Height	8' - 22'	Acres	1.8 Acres
Roof	Gable/hip	Zoning	RC - 3
Date Built	2004	Parking	Ample
		State Route / Distance To...	Route 8/ 2.5 miles
UTILITIES		TAXES	
Sewer	Septic	Assessment	\$418,110
Water	Well	Mill Rate	36.00
Gas	N/A	Taxes	\$15,051.96
Electrical	200 Amps	TERMS	
		Sale	\$850,000.00



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