



FOR SALE/LEASE

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Phone: 203-577-2277 Fax: 203-577-2100



25 Gramar Ave, Prospect, CT 06712

**13,120 +/- S/F Clean Free Standing Commercial Building on 1.29 Acres
Ideal for many Industrial Uses: Warehouse, Light Assembly, Contractors**

3 Units with Separate Utilities - 1 Loading Dock and 2 Drive-In Door

Unit A - 8,500 S/F Available for Lease/Owner -User

Unit B - 2,200 S/F Leased

Unit C - 2,400 S/F Leased

Secure location on a Cul-de-sac with access to I-84 & RTE 8

Offered at \$810,000.00

\$8.25 PSF Gross

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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Unit A - 8,500 S/F



**Features:
Shop/ Warehouse
With Office, Kitchen & Loading Dock
Natural Gas**



Unit B - 2,200 S/F



PROPERTY DATA FORM

PROPERTY ADDRESS 25 Gramar Ave

CITY, STATE Prospect, CT 06712

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	13,120 +/-	Air Conditioning	C/A Office
Number of floors	1	Sprinkler / Type	
Avail S/F	8,500 +/-	Type of Heat	Propane/Natural Gas
Ext. Construction	Masonry/ Wood	OTHER	
Drive in Doors	2	Acres	1.29
Ceiling Height	9"/ 12"	Zoning	Industrial
Roof	Rubber	Parking	Ample
Date Built	1974	State Route / Distance To...	Route 8 & I84

TAXES

Assessment	\$361,420.00
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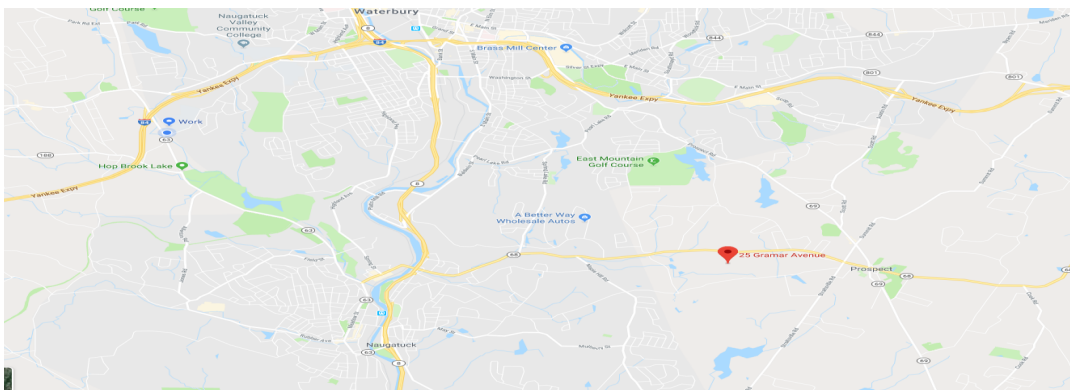
UTILITIES Tenant to verify

Septic	Yes
Water	Well
Gas	EverSource/ Propane
Electrical	300 Amp
	120/208 v / 3Ph

Appraisal	\$516,309.00
Mill Rate	31.25
Taxes	\$11,294.37

TERMS

Sale	\$810,000.00
Lease	\$8.25 PSF Gross + utilities



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