

**FOR SALE**



**178 Christian Street  
Oxford, CT 06478**

**+/- 16,300 S/F & 3,000 S/F Outbuilding**  
**Industrial/ Flex Building on 3.89 Acres**  
**Great Business Friendly Location Minutes to I-84**  
**Beautiful Large Parcel Could Allow for Significant Expansion**  
**Heavy Power, All Utilities Available + Airport Enterprise Zone**  
**Offered at: \$1,195,000.00**



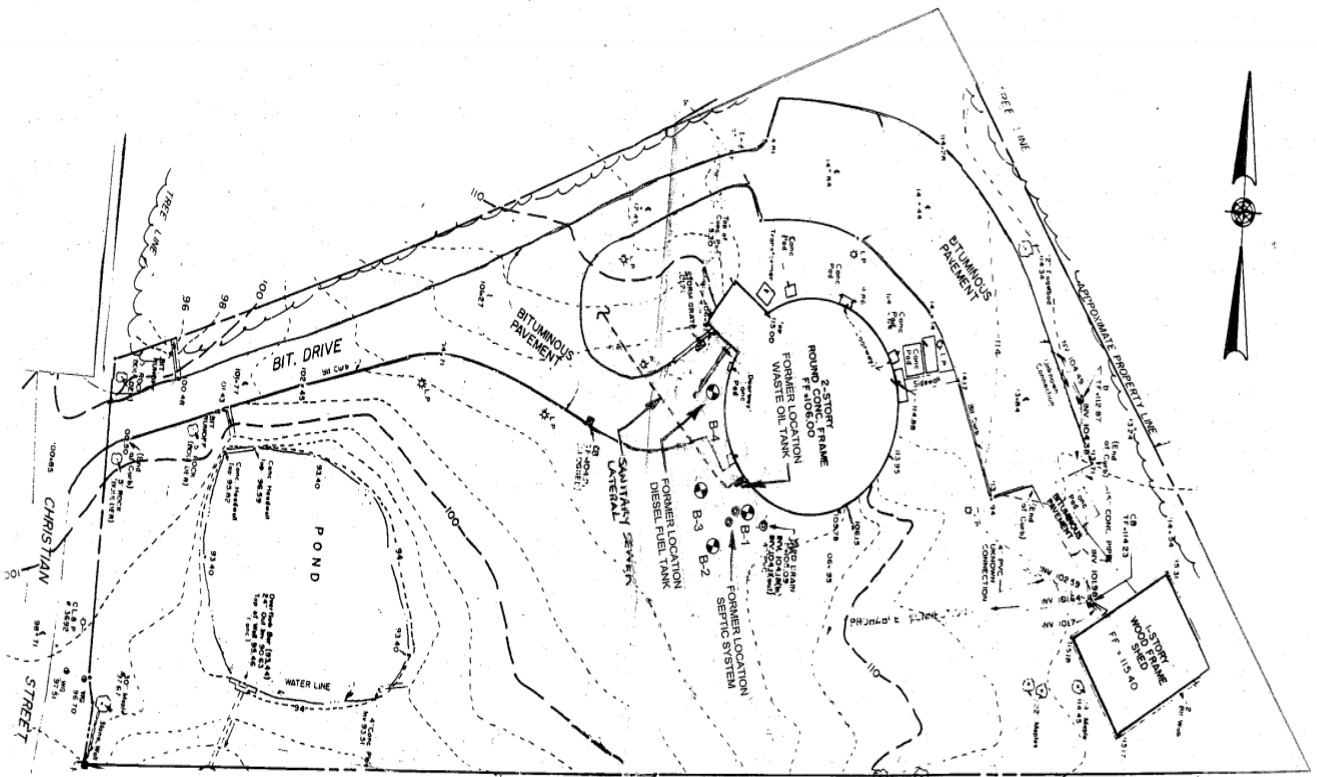




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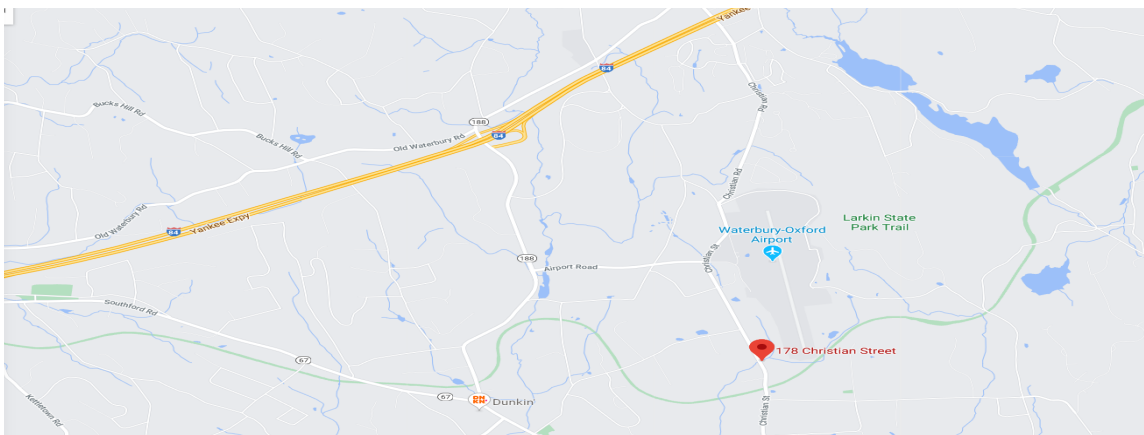
**SITE SKETCH**  
**178 Christian Street**  
**Oxford, Connecticut**



# PROPERTY DATA FORM

|                  |                      |
|------------------|----------------------|
| PROPERTY ADDRESS | 178 Christian Street |
| CITY, STATE      | Oxford, CT 06478     |

| BUILDING INFO                           |  | MECHANICAL EQUIP.            |                                       |
|---|--|------------------------------|---------------------------------------|
| Total S/F                               | 16,300 +/- S/F & 3,000 S/F Outbuilding | Air Conditioning             | Yes                                   |
| Number of floors                        | 2                                      | Sprinkler / Type             | No                                    |
| Avail S/F 1st floor                     | +/- 8,500                              | Type of Heat                 | Electric                              |
| 2nd floor                               | +/- 7,800                              | <b>OTHER</b>                 |                                       |
| Office                                  | +/- 5,000                              | Acres                        | 3.89                                  |
| Docks                                   | 1                                      | Zoning                       | Industrial                            |
| Overhead doors                          | Possible                               | Parking                      | Ample                                 |
| Ext. Construction                       | Masonry                                |                              |                                       |
| Ceiling Height                          | 10' 1st floor / 16' 2nd floor          | State Route / Distance To... | I-84 - 2.5 miles<br>RTE 8 - 5.5 miles |
| Roof                                    | Concrete                               | <b>TAXES</b>                 |                                       |
| Date Built                              | 1976 & 1982                            | Assessment                   | \$509,900.00                          |
| <b>UTILITIES</b> Tenant/Buyer to Verify |  | Appraisal                    | \$728,400.00                          |
| Sewer                                   | City                                   | Mill Rate                    | 23.05                                 |
| Water                                   | Well (municipal in street)             | Taxes                        | \$11,753.20                           |
| Gas                                     | EverSource (in street)                 | <b>TERMS</b>                 |                                       |
| Electrical                              | 3,000 Amps 480 v 120/208               | Sale                         | \$1,195,000.00                        |



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