

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

FOR SALE

CONTACT: ED GODIN, SIOR

E-mail: EgodinPB@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



315 Riggs St

Unit 3

Oxford, CT 06478

**2,350 +/- S/F with 900 S/F Office Space
on Two Levels**

**850+/- S/F Mezzanine with Office & Storage Area
(Included in total square footage)**

Excellent Office and Warehouse Space

Large Drive-in Door

Easy Access to I-84 and Route 8

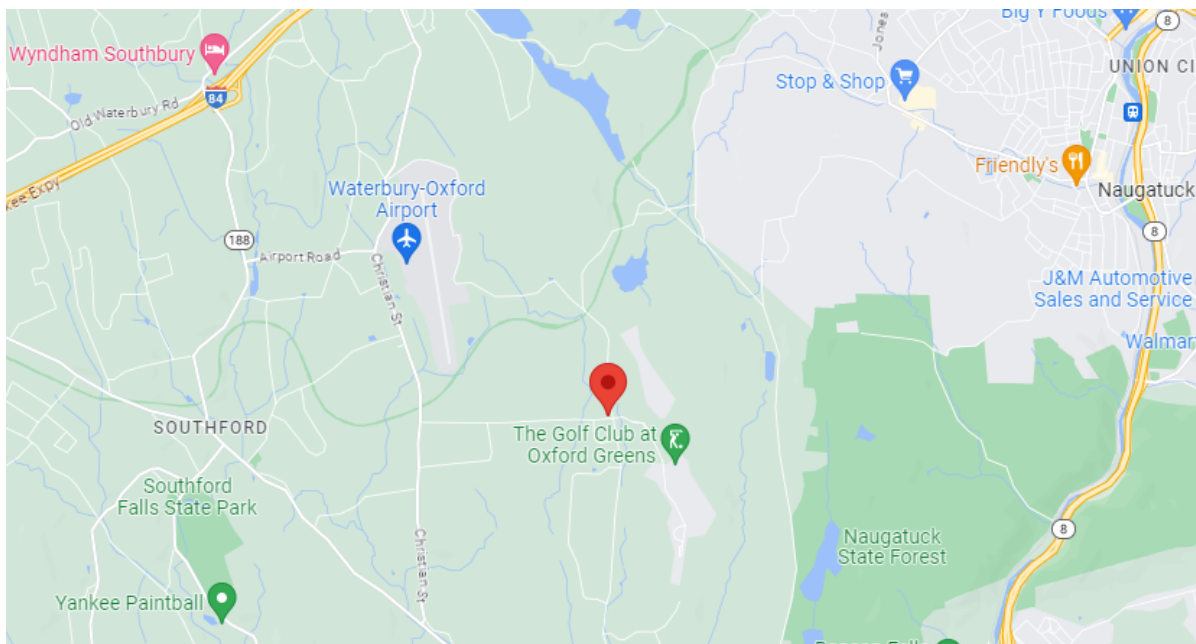
Offered at \$229,000.00



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.

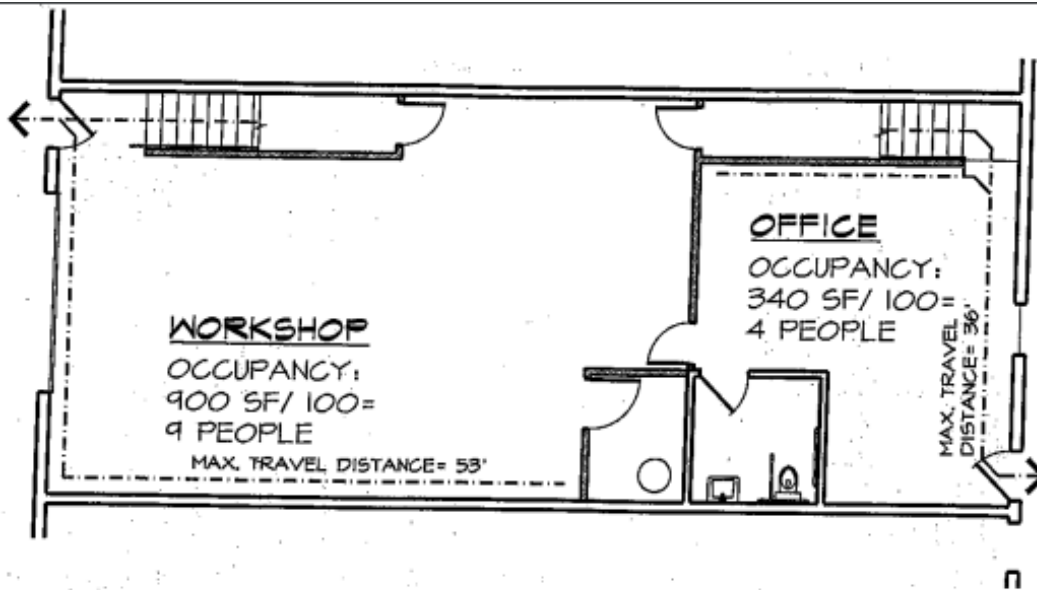
PROPERTY DATA FORM

PROPERTY ADDRESS		315 Riggs Street Unit 3	
CITY, STATE		Oxford, CT 06478	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,350 +/-	Air Conditioning	Yes - Offices
Number of floors	2	Sprinkler / Type	No
Avail S/F	2,350 +/-	Type of Heat	Gas
Office space	900 +/-	OTHER	
Storage Mezzanine	400 +/-	Acres	Condo
Avail overhead doors	1	Zoning	Industrial
Ext. Construction	Metal- stucco	Interstate/ Distance to	I-84 - 3 miles
Ceiling Height	18'	State Route / Distance To...	Route 8- 5 miles
Roof	Metal	TAXES	
Date Built	2001	Assessment	\$92,800.00
UTILITIES		Appraisal	\$132,600.00
Sewer	Yes	Mill Rate	24.36
Water	Yes	Taxes	\$2,260.60
Gas	Yes	TERMS	
Electrical	200Amps 208V	Sale price	\$229,000.00
	Single Phase	Condo Fees	\$300.00/mo



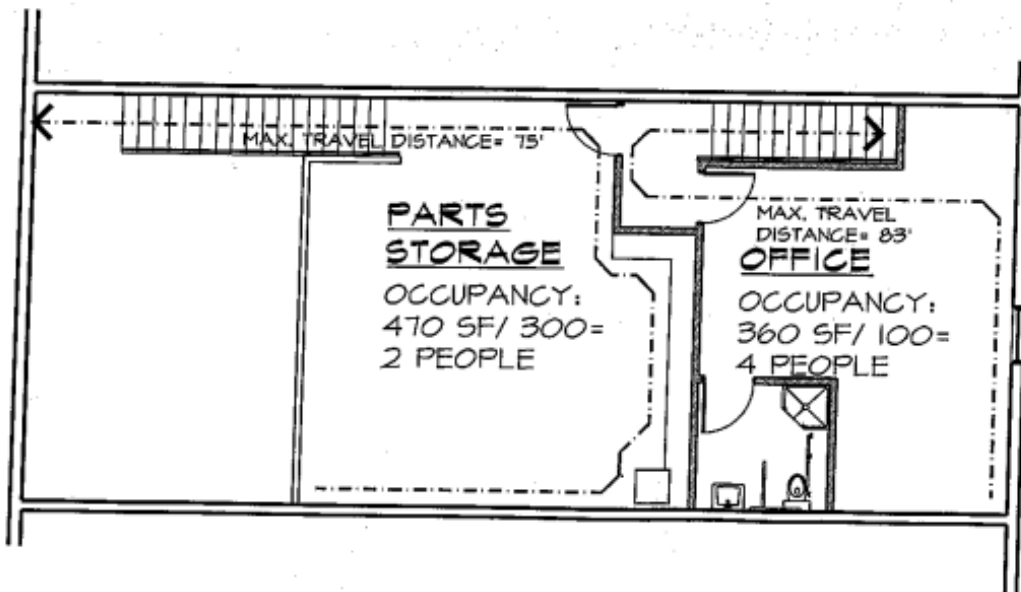
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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





2 FIRST FLOOR EGRESS PLAN 1 3
 AI 3/32"= 1'-0"

LOCATION OF TENANT
 FIT-UP



3 SECOND FLOOR EGRESS PLAN 1 2 3