

## FOR LEASE

**CONTACT: MICHAEL GRIEDER**

E-mail: [Mgrieder.gpb@gmail.com](mailto:Mgrieder.gpb@gmail.com)

850 Straits Tpk, Suite 204

Middlebury, CT 06762

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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



**33 Union City Road  
Prospect, CT 06712**

**Prime Neighborhood Plaza Location  
Highly Visible on State RT 63  
Ample Parking for Customers & Staff**

**Suite 2D: 2nd Floor Retail/Office  
Lease \$700 Gross + Utilities**

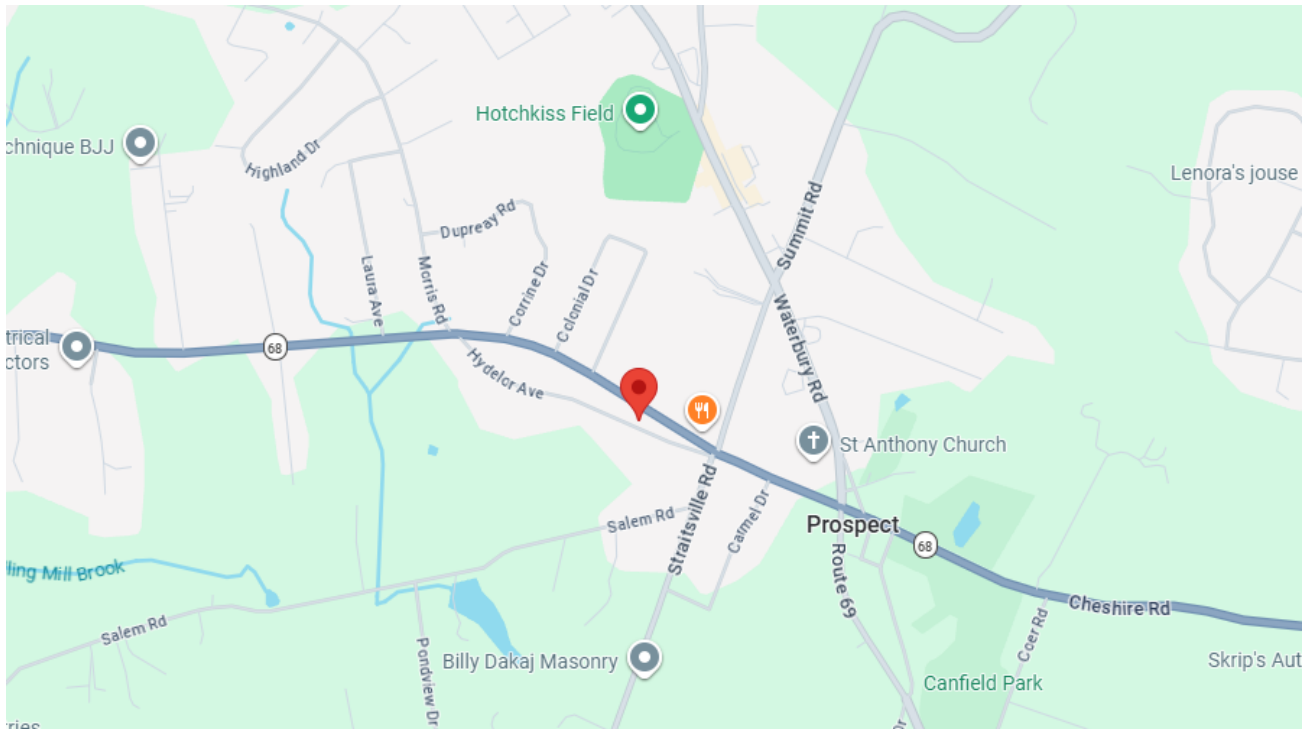


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

# PROPERTY DATA FORM

|                  |                    |
|------------------|--------------------|
| PROPERTY ADDRESS | 33 Union City Road |
| CITY, STATE      | Prospect, CT 06712 |

| BUILDING INFO     |                 | MECHANICAL EQUIP.           |                               |
|-------------------|-----------------|-----------------------------|-------------------------------|
| Total S/F         | 6,400           | Air Conditioning            | AC                            |
| Number of floors  | 2               | Sprinkler / Type            |                               |
| Avail S/F         | +/- 750         | Type of Heat                | Forced Hot Air                |
|                   |                 | OTHER                       |                               |
|                   |                 | Acres                       | .83                           |
| Ext. Construction | Wood Frame      | Zoning                      | Retail                        |
| Ceiling Height    | 9'              | Parking                     | Plenty on Site                |
| Roof              | Asphalt Shingle | State Route / Distance To.. | 4 Miles - Route 8/ I-84       |
| Date Built        | 1967            |                             |                               |
| UTILITIES         |                 | TERMS                       |                               |
| Sewer             | Septic          |                             |                               |
| Water             | City            | Lease                       | \$700.00/mo Gross + Utilities |
| Gas/Oil           | 1 Suite Propane |                             |                               |
| Electrical        |                 |                             |                               |



2D

Propane Heat

Waiting Area & Two Offices

Approx 750 S/F

Asking \$700.00/mo Gross + Utilities

