

FOR SALE



***7 Commerce Drive
Parcel B Lot 5
Oxford, CT 06478***

**Approved Site Ready to Build
+/- 3.98 Acres
Industrial Zoned Land
Improved Site has Approvals for
22,250 +/- S/F Building & a 5,200 +/- S/F 3-Sided
Storage Shed
All City Utilities are Available
Significant Investment Made with Approvals &
Site Work Already Completed
Offered at \$795,000.00**



7 Commerce Drive, Oxford
Site Approvals & Improvement Work
(Provided by the Seller)

• Engineering	\$54,000.00
• Permits	\$30,000.00
• Land Clearing	\$28,000.00
• Site work, Utilities, Detention Pond Structure, Oil Separator (2 Units @ \$20,000.00 each), Curbing Asphalt, Filtration System	\$425,000.00
• Landscaping	\$180,000.00
• Rock Wall Entrance	\$75,000.00
	\$792,000.00



