

FOR SALE



128

*128 & 130 Union City Rd
Prospect, CT 06712*

8,900 +/- S/F Building on 3.81 +/- Acres

**Former Auto Body Shop - Some Equipment & Paint Room
Located on Busy RT 69 - 10,000 +/- Cars Per Day
7 Oversized Drive-in Doors - Office & Mezzanine Space**

Ideal for Owner-User or Investment Opportunity

**\$1,495,000.00 Both Properties
Industrial Property Available Separately**



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PROPERTY DATA FORM

PROPERTY ADDRESS	128 & 130 Union City Rd
CITY, STATE	Prospect, CT 06712

BUILDING INFO

Total S/F	8,906 +/-
Number of floors	1
Avail S/F	8,906 +/-
Office Space	400 +/-
Total/Avail SF Mezz.	600 +/-
Drive-in Doors	7

External Construction	Concrete Block
Roof	Flat/Rubber
Ceiling Height	15'
Date Built	1962

UTILITIES

Sewer	Septic
Water	City
Gas	Propane
Electric	400 amps 102/208 volts 3 Phase

MECHANICAL EQUIP.

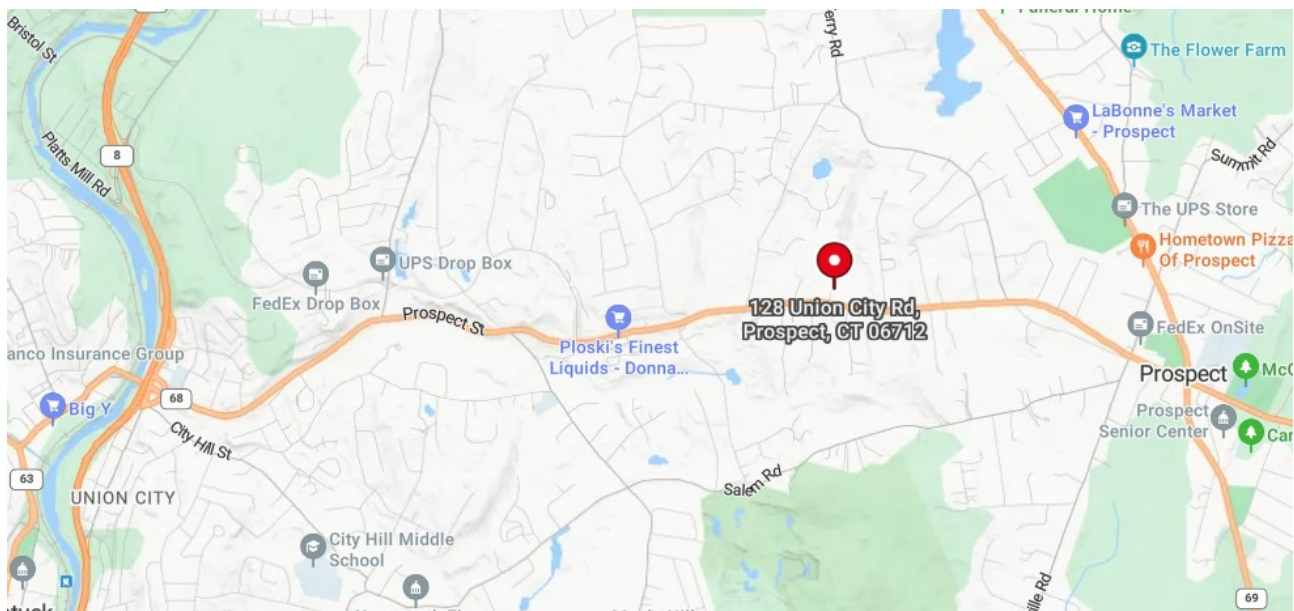
Air Conditioning	No
Sprinkler / Type	No
Type of Heat	FHA
Acres	3.81 +/-
Zoning	IND-
Parking	Large Parking Lot
Interstate / Distance To...	I-84 - 4 miles
State Route/Distance To...	RT 8 - 3 miles

TAXES

Assessment	\$345,800.00
Appraisal	\$494,000.00
Mill Rate	28.47
Taxes	\$9,844.92

TERMS

Sale (Both Properties)	\$1,495,000.00
Industrial Property Available	Separately



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.

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130 Union City Rd : 760 +/- S/F Single-Family Residence
1.61 +/- Acres

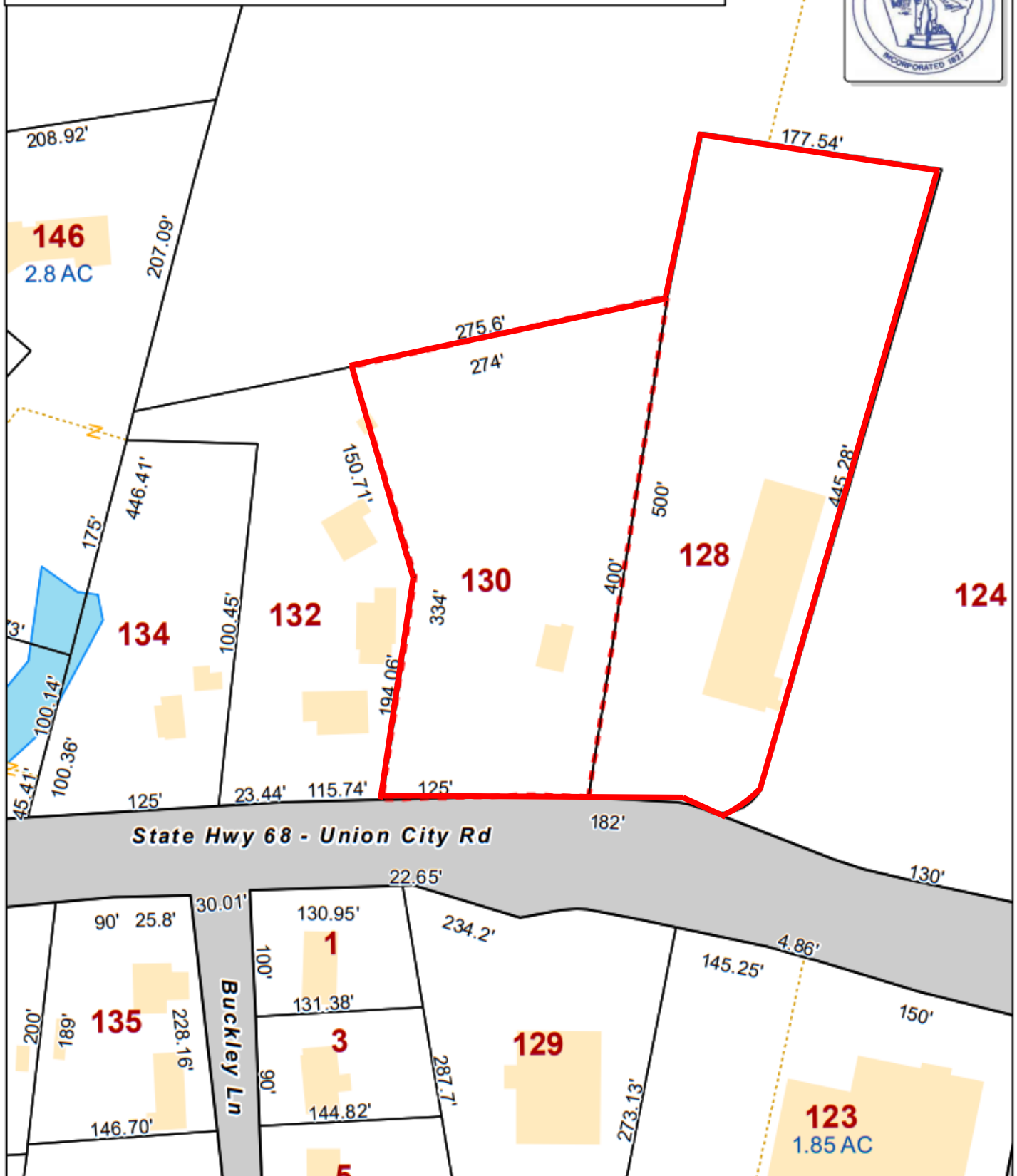


Town of Prospect, Connecticut - Assessment Parcel Map

Unique ID: B0022100

MBL: 105-156-130

Address: 130 UNION CITY RD



Approximate Scale:

1 inch = 100 feet

Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Prospect and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Produced
February 2026



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128 Union City Rd,
Prospect, CT 06712

Eagle Auto Body

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Union City Rd