

FOR SALE

24 Straitsville Rd, Prospect, CT 06712

MATTHEWS COMMERCIAL PROPERTIES



Great contractor property

**3,060 square feet
3.12 Acres / RA-1 Zone**

Non-Conformed Use

**Well maintained building
Close to center of town
Insurance Discount - fire hydrant on property**

FOR SALE \$425,000

MAIN OFFICE: 25' X 32'

**2 Small Offices
Kitchenette**

Conference Room w/ Open Office

**BACK OFFICE: 25' X 18'
1 Office**

**Front shed 12' X 18'
Back shed 10' X 16'**

**Full height attic 12' X 40' -Great Storage
Motion Lights Security System**

Furniture is negotiable

NICK LONGO

Office: 203.753.5800
Mobile: 203-578-0208

neegall@aol.com

819 Straits Tpke, Suite 3B, Middlebury, CT 06762

matthewscommercial.com

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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

FOR SALE

24 Straitsville Rd, Prospect, CT 06712

MATTHEWS COMMERCIAL PROPERTIES

BUILDING

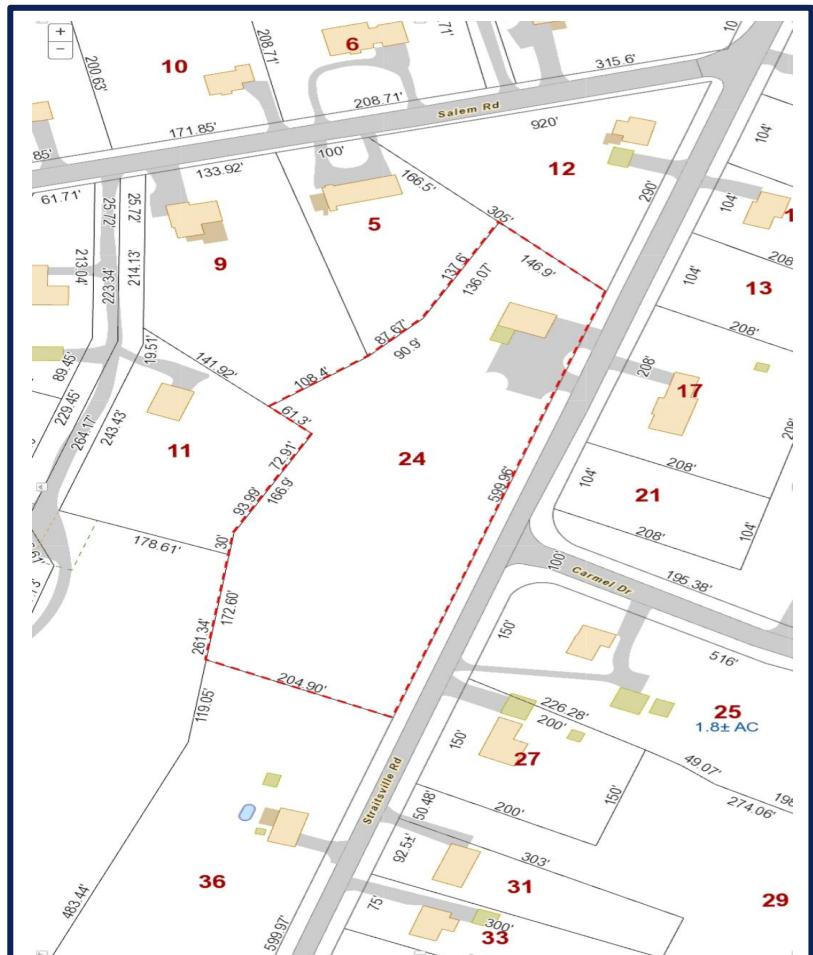
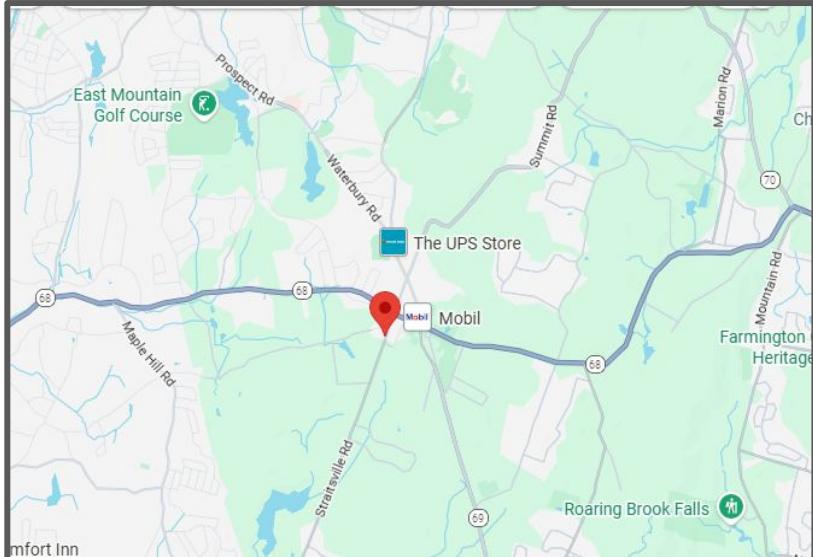
Total SF	3060
Number of Floors	2
Total Available SF	3060
Office Space	1250
Exterior Construction	Block/Framed
Roof	Metal
Interior Construction	Sheetrock
Year Built	1937/2004
Ceiling Height	1st- 11' 2nd- 8'
Bathrooms	Two .5 (1st and 2nd fl)
Parking	Off street
Acres	3.12
Zoning	RA 1
Overhead Drive-In	12'Wx10'H

MECHANICALS & UTILITIES

Type of Heat	1st- 1 yr old propane (Modine) 2nd- Propane HVAC
Amps-Volts-Phase	200A single phase
Gas	Propane
Sewer	Septic
Water	City
Air Conditioning	HVAC

TERMS

Sale Price	\$425,000
------------	-----------



NICK LONGO

Office: 203.753.5800

Mobile: 203-578-0208

neegall@aol.com

819 Straits Tpke, Suite 3B, Middlebury, CT 06762

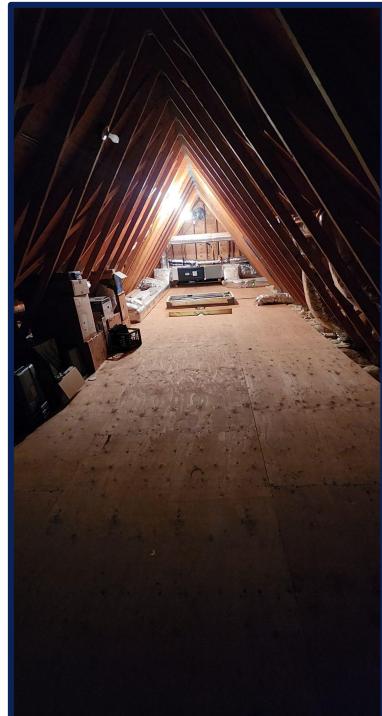
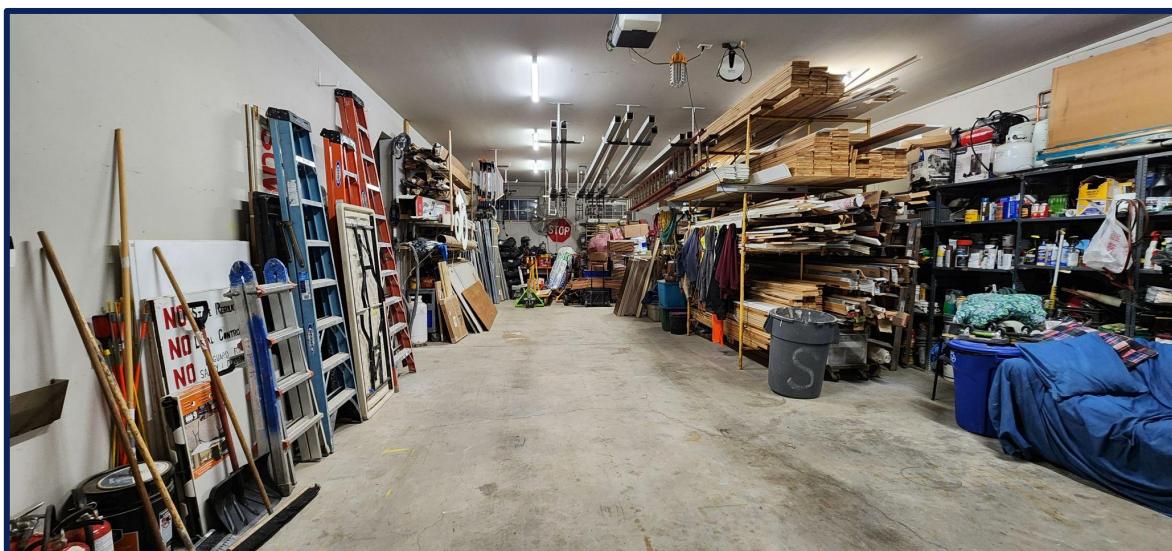
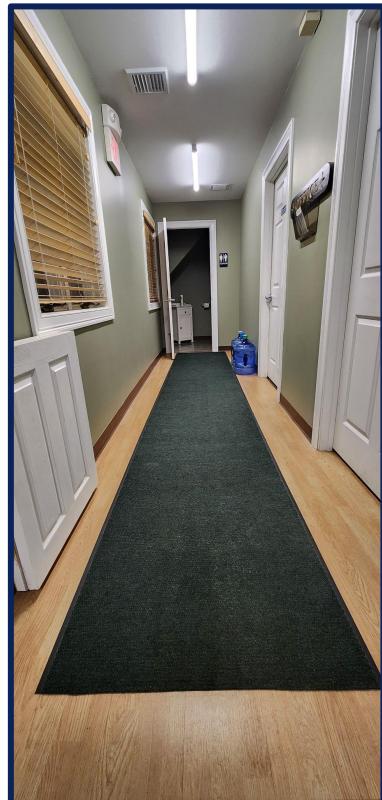
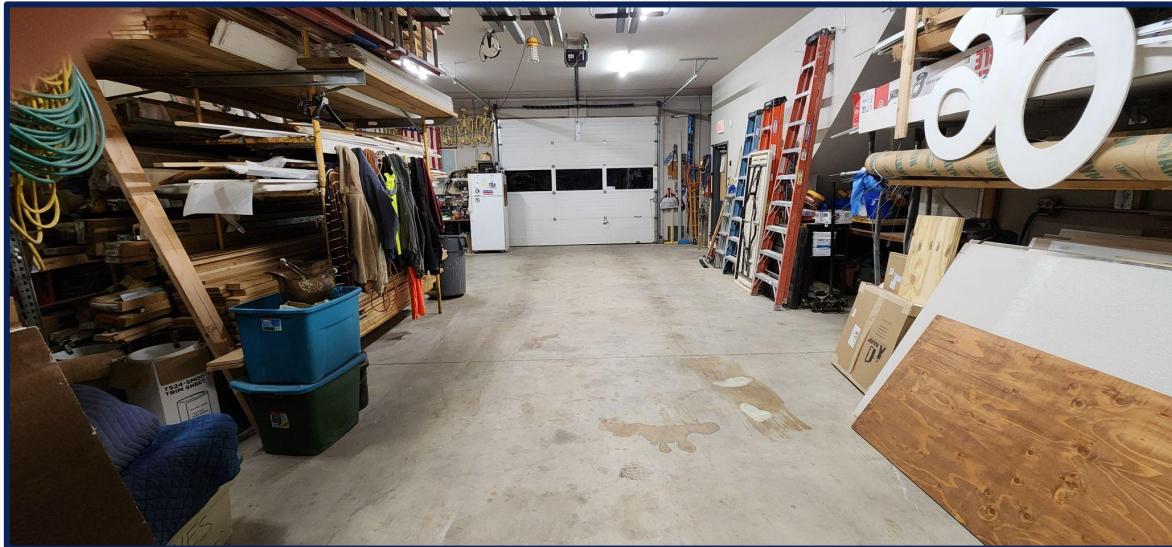
matthewscommercial.com

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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

FOR SALE

24 Straitsville Rd, Prospect, CT 06712

MATTHEWS COMMERCIAL PROPERTIES



NICK LONGO

Office: 203.753.5800

Mobile: 203-578-0208

neegall@aol.com

819 Straits Tpke, Suite 3B, Middlebury, CT 06762

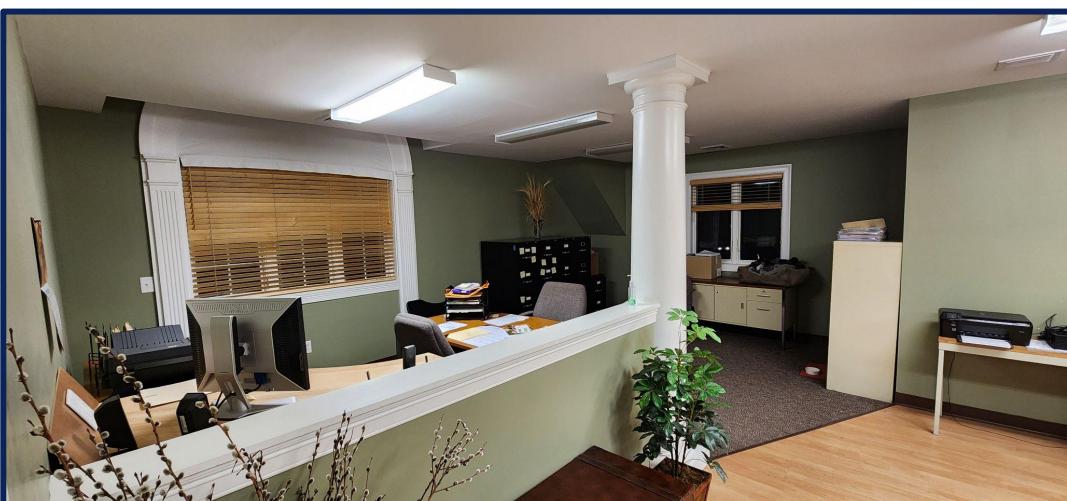
matthewscommercial.com

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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

FOR SALE

24 Straitsville Rd, Prospect, CT 06712

MATTHEWS COMMERCIAL PROPERTIES



NICK LONGO

Office: 203.753.5800

Mobile: 203-578-0208

neegall@aol.com

819 Straits Tpke, Suite 3B, Middlebury, CT 06762

matthewscommercial.com

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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.