

# FOR SALE

24 Straitsville Rd., Prospect, CT

MATTHEWS COMMERCIAL PROPERTIES



## PROPERTY DESCRIPTION

24 Straitsville Road, Prospect, CT is a two-story flex warehouse / office property well-suited for a contractor or tradesman seeking a functional owner-user opportunity. The property is situated on a large 3.12-acre lot and includes a nicely maintained rear yard that enhances the overall setting. The building features a 3,060 SF ground-level garage with approximately 11' clear height and a 12' W x 10' H drive-in door, ideal for vehicle access, equipment storage, and light industrial use. The second-floor office is fully built out with two private offices, a kitchenette, and a conference room with open office area, providing a professional workspace. The property also includes a full-height attic (approximately 12' x 40') offering additional storage. This versatile commercial garage and office building supports efficient operations while maintaining a strong business presence in Prospect.

## SALE PRICE

\$425,000

**NICK LONGO**

Mobile: 203.578.0208

Office: 203.753.5800

[neegall@aol.com](mailto:neegall@aol.com)

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## BUILDING

- Total SF: ±3,120 SF
- Office: ±1,250 SF (Main Office: 25' X 32') (Rear Office: 25' X 18') \*Office Furniture is Negotiable
- Attic: Full height (12' x 40')
- Drive-in door: 12' W x 10' H
- Exterior Construction: Concrete Block / Wood Frame
- Interior Construction: Drywall / Sheetrock / Carpet / Vinyl Flooring
- Bathrooms: Two half bathrooms
- Year Built: 1937
- Year Renovated: 2004
- Roof: Metal

## PROPERTY

- Lot Size: 3.12 acres
- Front shed: 12' X 18'
- Rear shed: 10' X 16'
- Proximity to Major Highways: Approximately 3 miles to I-84, 3.5 miles to Route 8, and 7 miles to I-691
- Annual Taxes: \$5,620.29
- Taxes PSF: \$1.80
- Parking: Private lot
- Zoning: RA-1 (Residential) – Legal nonconforming commercial garage / office use
- Insurance Discount – Fire hydrant on property



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## MECHANICALS & UTILITIES

- Heat Source / Type: 1st Floor - Gas Propane (1 Year Old Modine), 2nd Floor - Gas Propane (HVAC)
- Air Conditioning: 2nd Floor (HVAC)
- Electric: Eversource
- Power Supply: 200A single phase
- Sewer: Septic
- Water: City



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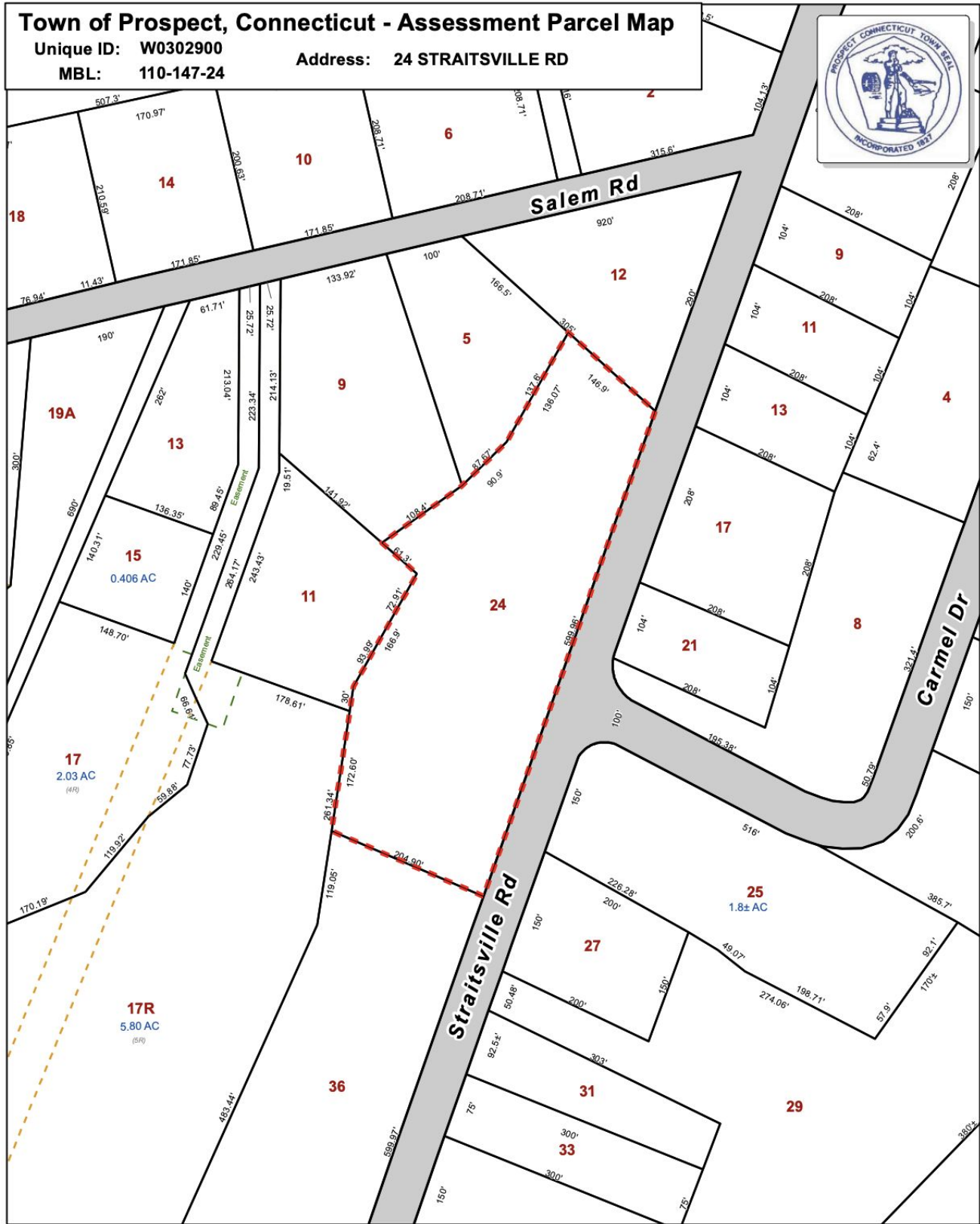
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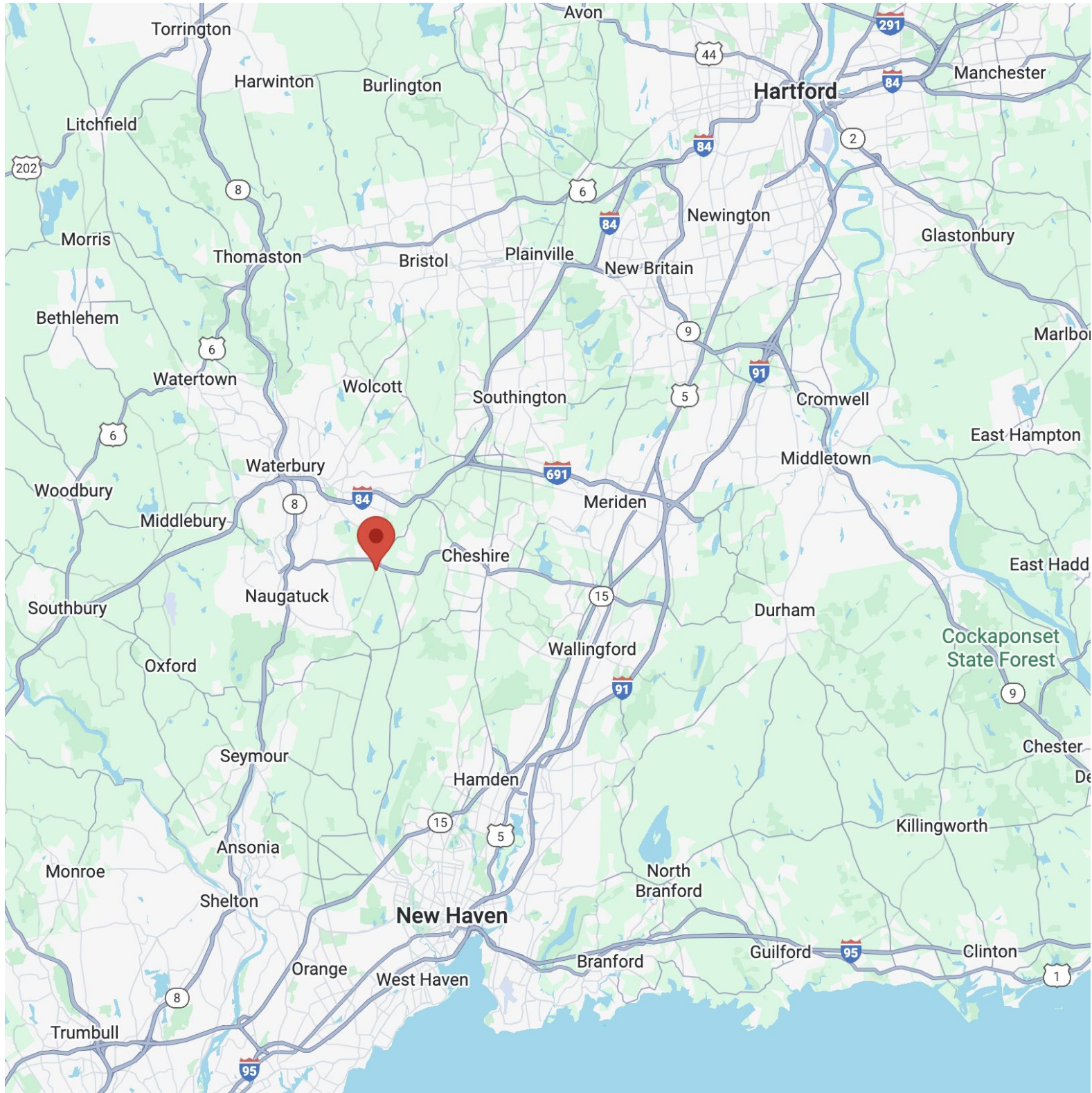
Approximate Scale:  
1 inch = 200 feet

**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  
August 2021

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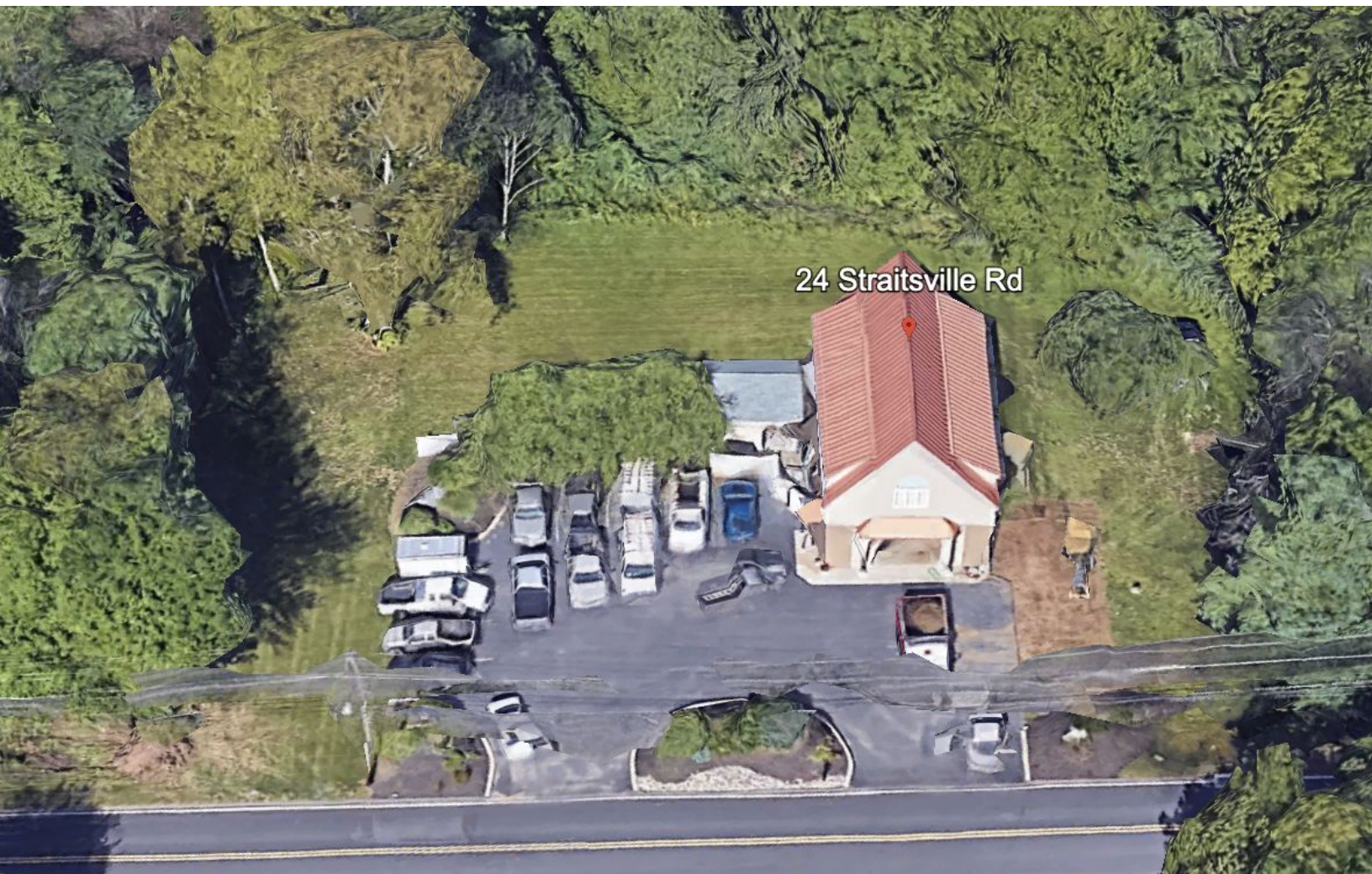
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**MATTHEWS COMMERCIAL PROPERTIES LLC**  
819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)