

# FOR LEASE



**248 Oxford Rd**  
**Oxford, CT 06478**

**5,900 +/- S/F**

**Perfect for Retail, Office or Professional Use**  
**Newly Renovated Interiors Including :**  
**Floors, Walls, Ceiling Lighting & Mechanicals**  
**High Visibility Location - Ample Parking**  
**Asking \$20.00 PSF 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

<b>PROPERTY ADDRESS</b>	248 Oxford Rd,
<b>CITY, STATE</b>	Oxford, CT 06478

## BUILDING INFO

Total S/F	12,740 +/-
Number of floors	1
Avail S/F	5,900 +/-
Will subdivide	Yes
Ext. Construction	Brick
Ceiling Height	10'
Roof	Asphalt
Date Built	1975

## MECHANICAL EQUIP.

Air Conditioning	C/A
Sprinkler / Type	None
Type of Heat	Electric
<b>OTHER</b>	
Acres	15.66
Zoning	Commercial
Parking	Plentiful/Lot
State Route / Distance To...	RT 8/ I-84

## TAXES

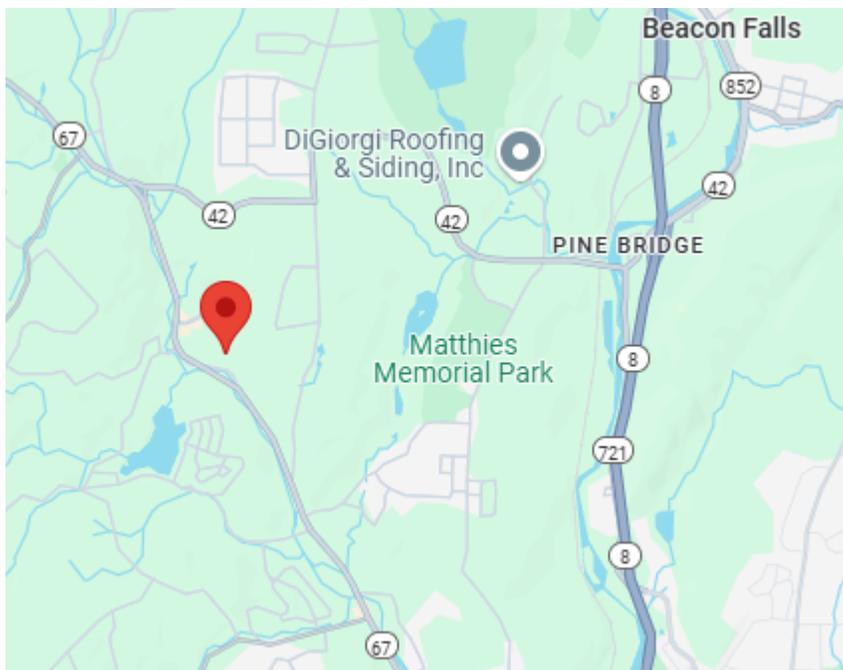
Assessment
Mill Rate
Taxes

## UTILITIES

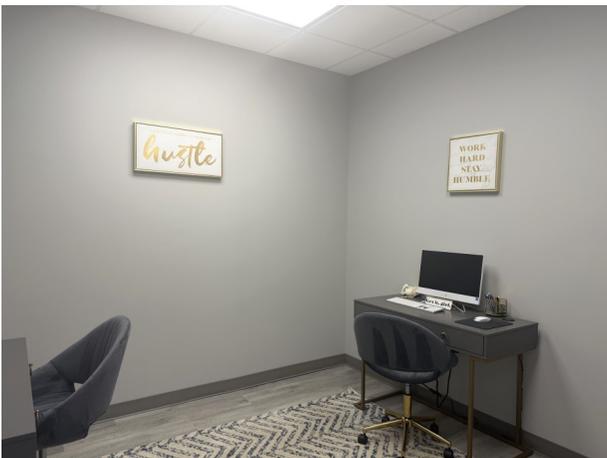
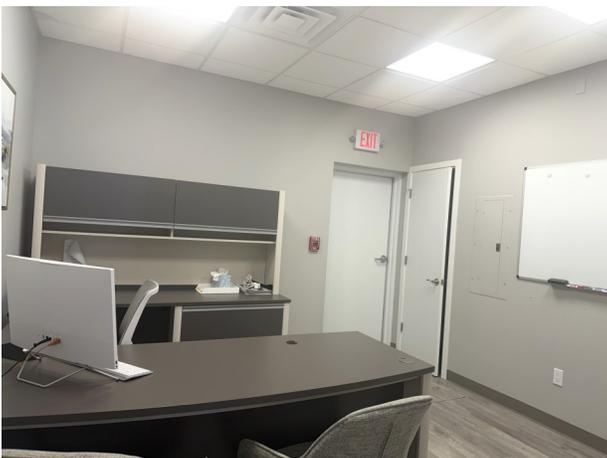
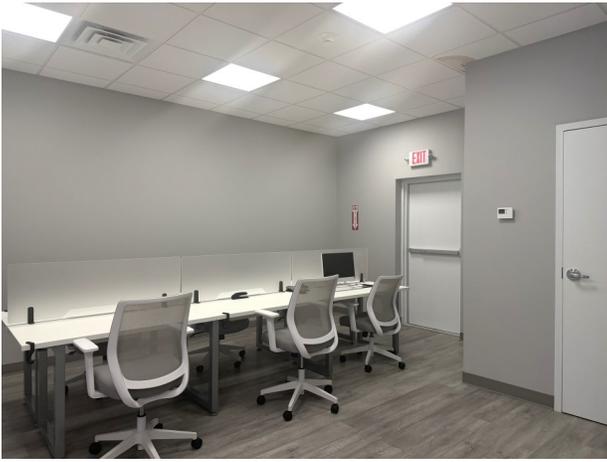
Sewer	City
Water	Well
Gas/Oil	None
Electrical	New Service
Amps-volts-phase	Ample

## TERMS

Lease	\$20.00 PSF Gross + Utilities
Unit M	\$2,800 Gross Monthly + Utilities



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**Unit M**  
**1,700 S/F**  
**Asking:**  
**\$2,800**  
**Plus Utilities**