

COMMERCIAL PROPERTY - FOR SALE

106 WEST BROAD ST & 8 CHASE ST, PAWCATUCK, CT



ASKING PRICE: \$2,200,000

19,092 SF commercial building with 2 overhead doors, 20' high ceilings, service production area and store display area. Second floor has 6,002 SF of storage space.

1,920 SF building with 6 overhead doors.

Property being sold with 8 Chase Street, a 0.23 parcel of land.

Environmentally clean. 200 Amp, 3 Phase Power.

Ideal for owner redevelopment, retail, office, automotive or mixed commercial use.

106 West Broad Street:

2025 Assessment: \$766,100 | 2025 Taxes: \$15,230

8 Chase Street:

2025 Assessment: \$67,800 | 2025 Taxes: \$1,348

TOTAL ACREAGE: 1.25

PARKING: 100 Spaces

ZONE: PV-5

YEAR BUILT: 1959



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