

**3,600 SF Flexible building
with Retail / Showroom /
Workshop possibilities**



FOR SALE

490 Salmon Brook Street, Granby, CT 06035

Contact

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Property Summary

490 Salmon Brook Street, Granby, CT

Goman+York Property Advisors, LLC, is pleased to offer 490 Salmon Brook Street for sale. The property consists of 3,600 +/- SF within 2 stories. The 1st floor features a 29x20 office showroom with a kitchen and half bath, plus an extended 2-bay garage/workshop. The 2nd floor is currently built out as an 800 SF apartment, with a bedroom, living room, kitchen, and bathroom.

Your customers and employees will appreciate 490 Salmon Brook's location which is easily accessible to many of the restaurants, shops, and amenities that Granby has to offer. Well - located on Route 10 – 202, the primary northwest commercial corridor in the Farmington Valley, the property is easily accessible and highly visible.

The building is ideal for a multitude of uses including retail, workshop, storage, daycare, and many more. And with a 2nd floor apartment, the property offers a live/work opportunity.

Property Highlights

- Well - located in a highly visible commercial corridor
- 2nd floor Apartment offering supplemental income and or a live/work opportunity

Sale Price	\$650,000
Building Size	3,600 SF +/-
Stories	2
Property Type	Retail /Showroom/Garage/Apartment
HVAC	Hydronic Coil Heat in Showroom Hanging Coil Blowers in Garage BB Radiation Apartment
Roof	Replaced in 2020
Building Siding	T1 – 11 (4x8 sheets with textured pattern)
Doors	All new fire-rated doors
Garage Doors	9x9, auto openers with internet link
Garage Bays	40 ' x 10'6"
Security	8 Camera Alibi System
Fence	6' vinyl privacy fence, chain link
Zone	Business Zone (C2)
Lot Size	1.20 acres
Parking Spaces	24 surface spaces at property
Availability:	3,600 SF available on 2 floors Floor 1: 2,800 SF (2200 SF Garage/Workshop) (580 SF Showroom/Office) Floor 2: 800 SF (Apartment)

490 Salmon Brook Street – Garage/Workshop



490 Salmon Brook Street – Showroom Area



490 Salmon Brook Street - Apartment



490 Salmon Brook Street – Monument Signage



490 Salmon Brook Street



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