

FOR SALE

129 Union City Rd., Prospect, CT

MATTHEWS COMMERCIAL PROPERTIES



Freestanding Commercial Building on ± 1.00 Acre

\$649,900

- $\pm 4,980$ SF freestanding commercial building
- ± 1.00 acre
- Former licensed child care facility
- Prior capacity: 84 (32 under age 3)
- Business zone
- Wet sprinkler system
- Great exposure on RT-68

NICK LONGO

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BUILDING

- Total SF: \pm 4,980 SF
- Year Built: 2002
- Exterior Construction: Wood / vinyl siding
- Roof: Pitched / asphalt shingle
- Interior Construction: Sheetrock walls / drop ceiling
- Ceiling Height: 8'

PROPERTY

- Lot Size: \pm 1.00 acre
- Topography: Level
- Parking: Off-street parking / 19 spaces
- Proximity to Major Highways: Approximately 4 miles to I-84, and 1 mile to RT-8
- Annual Taxes: \$8,305.14
- Assessment: \$324,800
- Mill Rate: 25.57
- Taxes PSF: \$1.67
- Zoning: Business

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MECHANICALS & UTILITIES

- Heat Source / Type: Gas - Forced Air
- Air Conditioning: (4) HVAC
- Electric Service: 480A / 208V / Single Phase
- Sprinkler: Wet
- Water: Municipal
- Sewer: Septic

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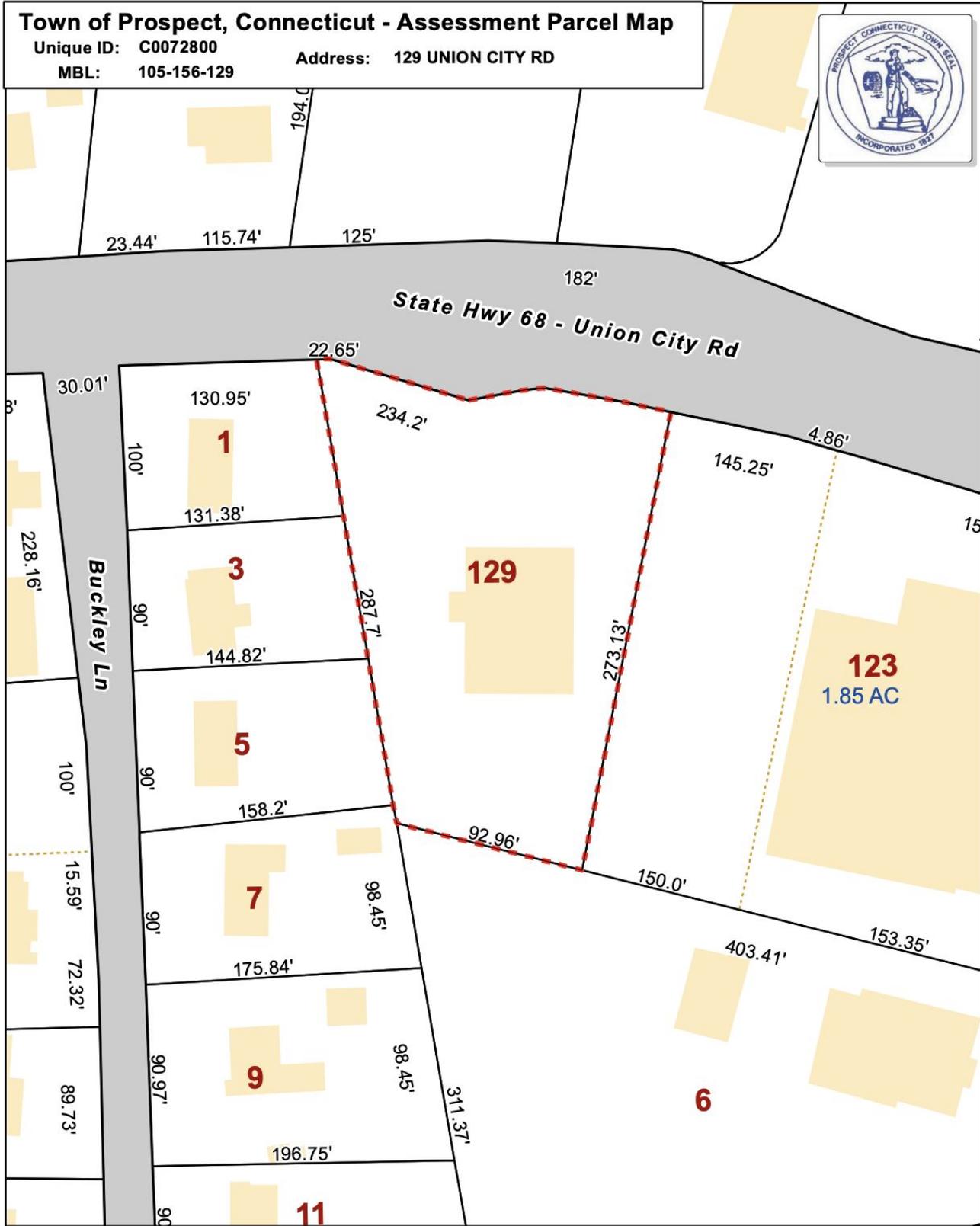
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Approximate Scale:
1 inch = 100 feet

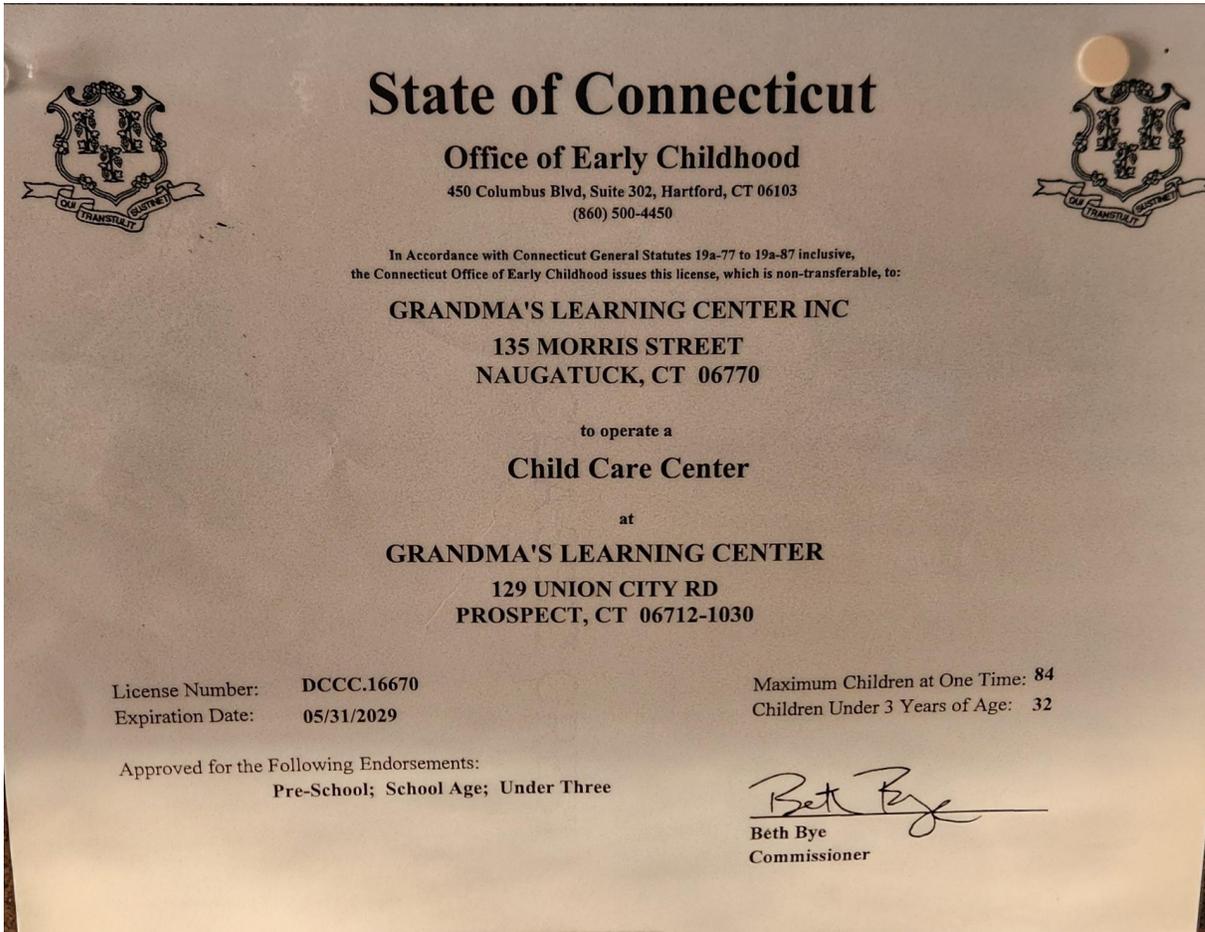
Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Prospect and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Produced
February 2026

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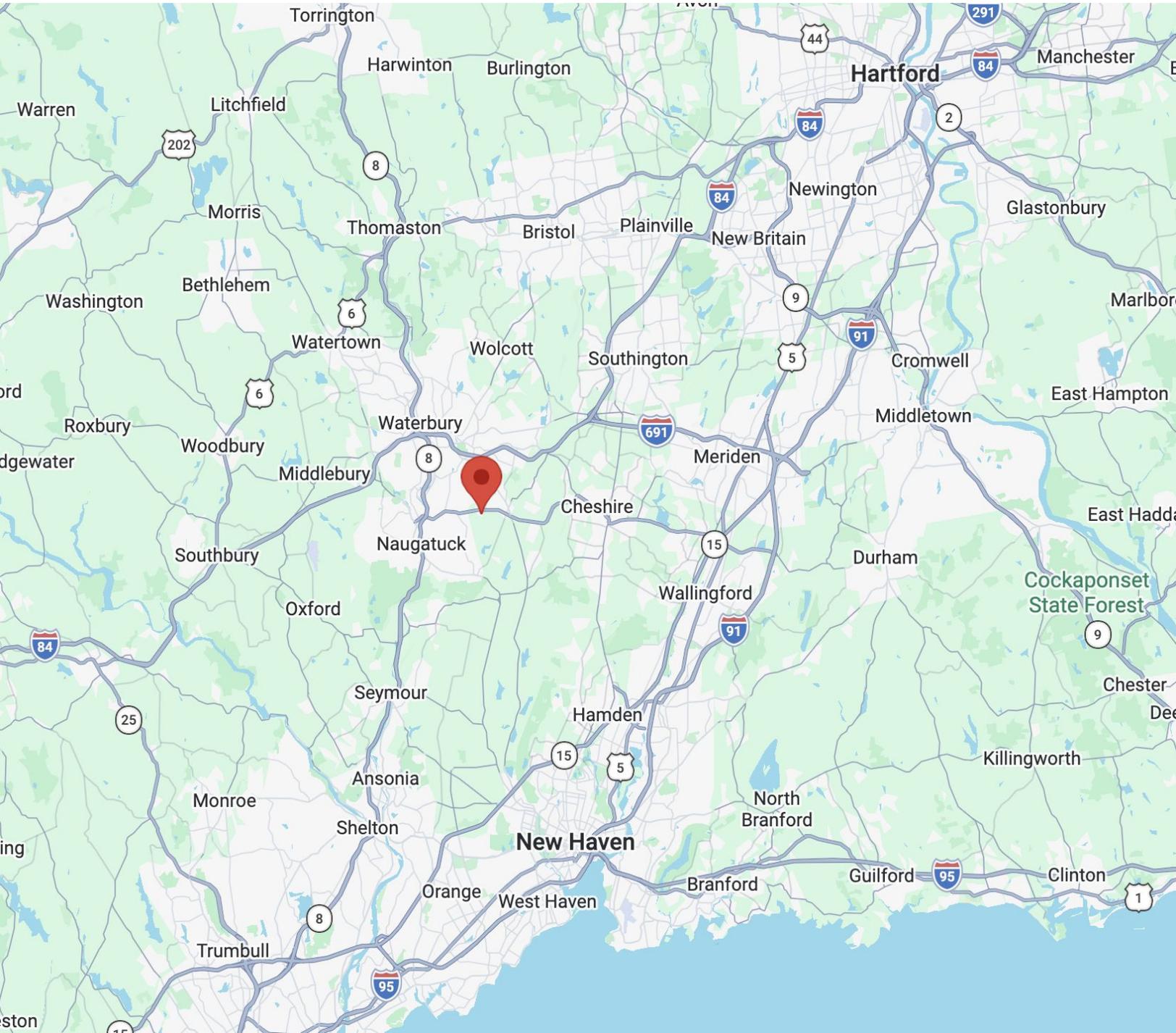
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