

CONTACT: ED GODIN, SIOR

E-mail: EGodinpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE



*89 Prokop Rd
Oxford, CT 06478*

**+/- 5.1 Acres of Industrial Zoned Land
with +/- 1,000 S/F House Which Can
Be Converted to an Office**

**Conceptual Plans Available
Great Location Minutes to I-84**

Offered at \$525,000.00



PROPERTY DATA FORM

PROPERTY ADDRESS	89 Prokop Rd
CITY, STATE	Oxford, CT 06478

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,000 +/-	Air Conditioning	N/A
Number of floors	1	Sprinkler / Type	N/A
Avail S/F	1,000+/-	Type of Heat	FHA
		OTHER	
Ext. Construction	Vinyl siding	Acres	5.1 +/-
Available drive-in doors	N/A	Zoning	Industrial
Ceiling Height	8"	Parking	
Date Built	1940	State Route / Distance To...	
Roof	shingles	TAXES	
Drive in door	1	Assessed	Land / Building
UTILITIES		Appraised	\$96,700 / \$82,500
	Tenant to Verify	Mill Rate	24.51
Sewer	Septic	Taxes	\$2,370.11 / \$2,022.07
Water	Well	TERMS	
Gas/oil	Oil	Sale	\$525,000.00
Electric	Eversource		



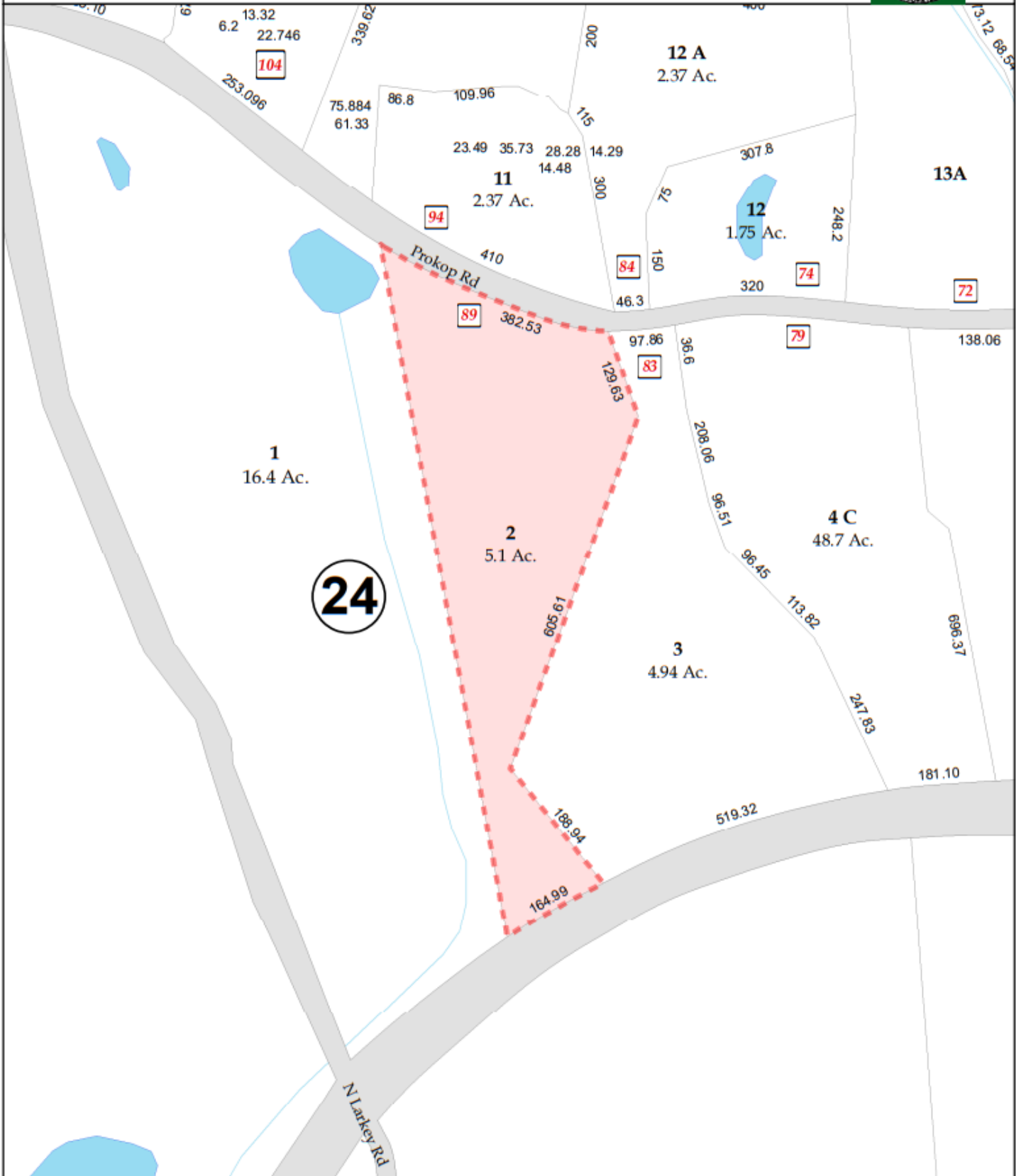
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Town of Oxford, Connecticut - Assessment Parcel Map



Parcel: 25-19-2

Location: 89 PROKOP RD



Approximate Scale: 1 inch = 200 feet



Map Produced: March 2023

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

