79 Route 32, Franklin 1,340 SF Building on 1.9 Acres



FOR SALE/ LEASE \$250,000 or \$2,000/month plus NNNs

- \Rightarrow 1,340 SF
- \Rightarrow Acres: 1.9
- \Rightarrow Heating: Gas
- \Rightarrow Well & Septic
- \Rightarrow Frontage: 437 Ft.
- \Rightarrow Zone: C-2
- \Rightarrow Taxes: \$4,585/year
- \Rightarrow Traffic Count: 13,200
- \Rightarrow Year Built: 1970
- ⇒ Former daycare/ educational use
- ⇒ Right off of Route 2, located on main retail drag

REAL ESTATE BROKERAGE & DEVELOPMENT www.LymanRE.com

SAM LYMAN

Main Office: 1160 Boston Post Rd. Westbrook, CT 06498 Mailing Address: 73 Second Ave. Westbrook, CT 06498 860-887-5000 x15 Office 860-876-0359 Cell saml@lymanre.com

FOR SALE/LEASE - 79 Route 32, Franklin













All information stated is from sources deemed reliable and is submitted subject to errors, omissions, changes of other terms and conditions, prior sales, financing or withdrawal without notice. Buyer/Tenant agents will be eligible for a portion of commission only if they have an existing signed representation.