

FOR LEASE

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**33 Union City Road
Prospect, CT 06712**

Prime Neighborhood Plaza Location

Highly Visible on State RT 63

Ample Parking for Customers & Staff

1st Floor Retail 1,300 +/- S/F

Asking \$1,400 Gross + Utilities

Good for Food Usage, Infrastructure in Place

2nd Floor Retail/Office

Leasing from \$500 Gross + Utilities



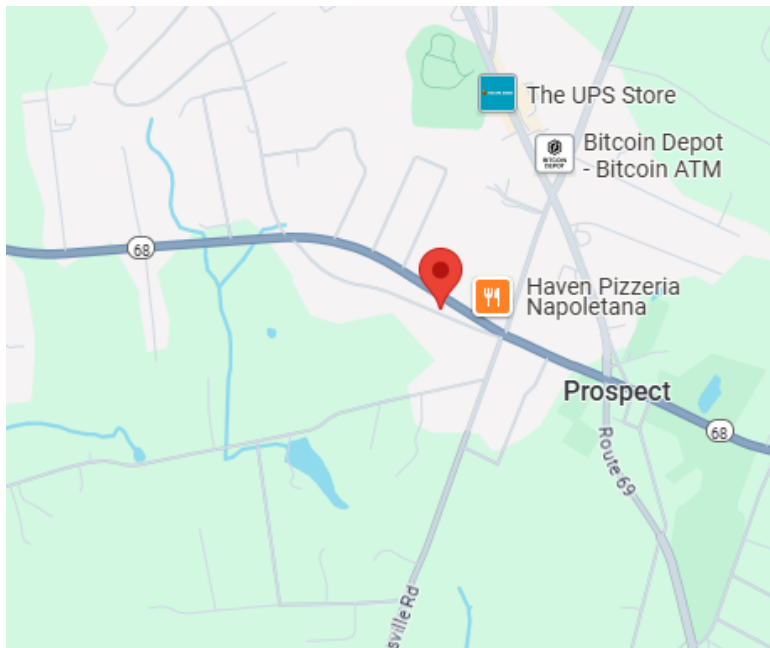
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PROPERTY DATA FORM

PROPERTY ADDRESS		33 Union City Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,400	Air Conditioning	AC
Number of floors	2	Sprinkler / Type	
Avail S/F	+/- 2,200 / 3 Suites 2nd fl +/- 1,300 1st fl space	Type of Heat	Forced Hot Air
		OTHER	
		Acres	.83
Ext. Construction	Wood Frame	Zoning	Retail
Ceiling Height	9'	Parking	Plenty on Site
Roof	Asphalt Shingle	State Route / Distance To..	4 Miles - Route 8/ I-84
Date Built	1967	TERMS	
		Lease	1st fl Space \$1,400.00/mo Gross + Utilities
			Suite 1A \$500.00/mo Gross + Utilities
			Suite 2C \$600.00/mo Gross + Utilities
			Suite 2D \$700.00/mo Gross + Utilities
UTILITIES		Tenant/Buyer to Verify	
Sewer	Septic		
Water	City		
Gas/Oil	1 Suite Propane		
Electrical			

Highlights

- Affordable Lease Rates with Flexible Terms
- Versatile Spaces to Fit a Variety of Retail & Professional Office Uses
- Well Maintained by Local Ownership



2C

Electric FHA

Two Large Rooms, One with Sink

Approx 700 S/F

Asking \$600.00/mo Gross + Utilities



1A

Electric FHA

Two Large Rooms

Approx 700 S/F

Asking \$500.00/mo Gross + Utilities



2D

Propane Heat

Waiting Area & Two Offices

Approx 750 S/F

Asking \$700.00/mo Gross + Utilities

