

FOR SALE 6 Benson Road Oxford, Connecticut, 06478

John Famiglietti Commercial Connection LLC PO Box 830 Middlebury CT 06762 203-596-7777 john@commercial-re.com www.commercial-re.com



- FOR SALE \$ 1,886,000.00 \$150,870.00 NOI 8 % Cap Rate
- Fully Leased Fox Pest Control- Paragon Sign JM Products
- \$15,539.00 monthly income Taxes \$20,000.00 Insurance \$6,000.00 Maintenance \$5,000 = \$32,000.00 Expenses
- Modern 23,720 +/- SF Industrial Building with 2,000 +/- SF Office
- 4.07 Acres zoned Industrial
- 1.5 Miles from I-84 exit 16
- Adjacent to the Oxford Waterbury Airport

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISIONS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITH DRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS

6 Benson Road



Oxford, Connecticut

Fox Pest Control: 7,330 +/- sq ft, \$6,219.16 per month - \$11.00 psf Lease 10/01/2024 to 9/30/2029 with two 5 year options. **Option** @ \$11.00 sq ft year 1& 2 - year 3 & 4 \$11.50 per sq ft.

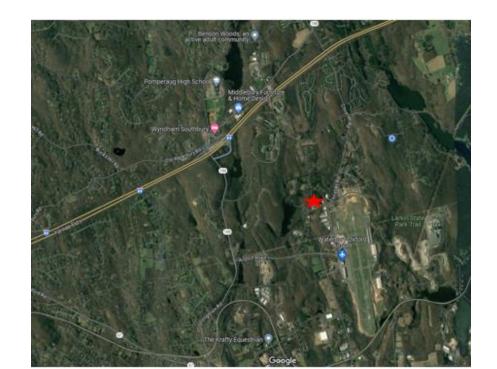
J M Products : 4,400 +/- sq ft \$3,550 per month \$9.68 psf (previous owner) Lease 05/01/2023 to 04/30/2028

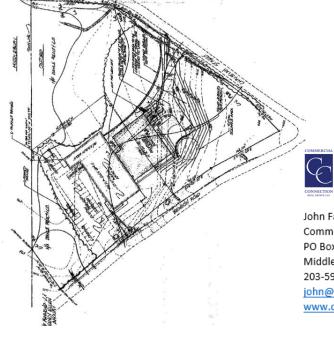
Garage at the back: Larry ; 3,000 +/- sq ft \$2,200 per month \$8.80 psf Lease expiring will renew for another three years

Paragon Sign : 3,500 +/- sq ft \$ 3,270 per month \$12.20 psf Lease 10/01/2021 to 09/30/2024 Tenant will renew for five years in October 2024

Small Garage used by Landlord available or rentable for \$500 monthly

Utilities separately metered – Tenants pay for their own dumpster Landlord pays Property Tax – Property Insurance and Maintenance





COMMERCIAL CONNECTION Real Estate Services

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