

SALE / LEASE

CONTRACTOR YARD IN WINDSOR, CT

90 Macktown Rd Windsor, CT 06095



PROPERTY DESCRIPTION

Introducing a prime opportunity for contractor's yard and flex space investors: a 2,055 SF building with a single unit, strategically located in Windsor, CT. This property, boasting a 1940 construction, is ideally zoned I, offering a versatile space to accommodate a range of commercial operations. With excellent connectivity and proximity to key transportation routes, this well-maintained facility presents a lucrative investment for businesses seeking a strategic foothold in the Windsor area. Take advantage of the property's prime features and capitalize on its potential for growth and success in the thriving industrial market.

PROPERTY HIGHLIGHTS

- Strategically located with easy access to major highways
- 2,055 SF industrial/flex space
- Ample parking for employees and visitors
- secure, fenced in property
- 1.85 acres
- close to I-91 and the Airport

OFFERING SUMMARY

Sale Price:	\$399,000
Lease Rate:	\$3,750.00 per month (MG)
Number of Units:	1
Available SF:	2,055 SF
Lot Size:	76,477 SF
Building Size:	2,055 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	348	1,020
Total Population	322	880	2,525
Average HH Income	\$127,301	\$127,760	\$124,699

Mario Longobucco
(860) 307-5945



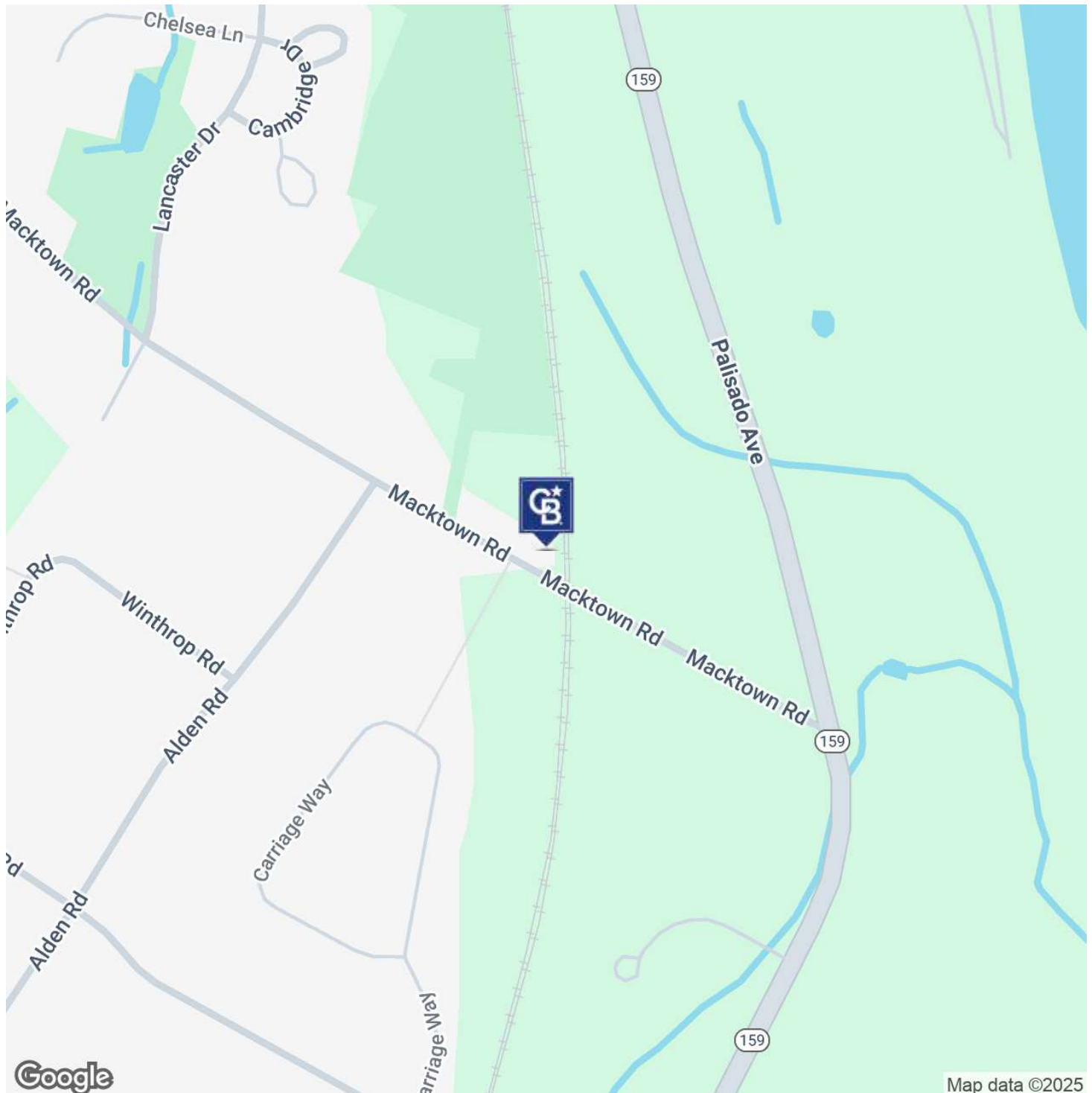
COLDWELL BANKER
COMMERCIAL
REALTY

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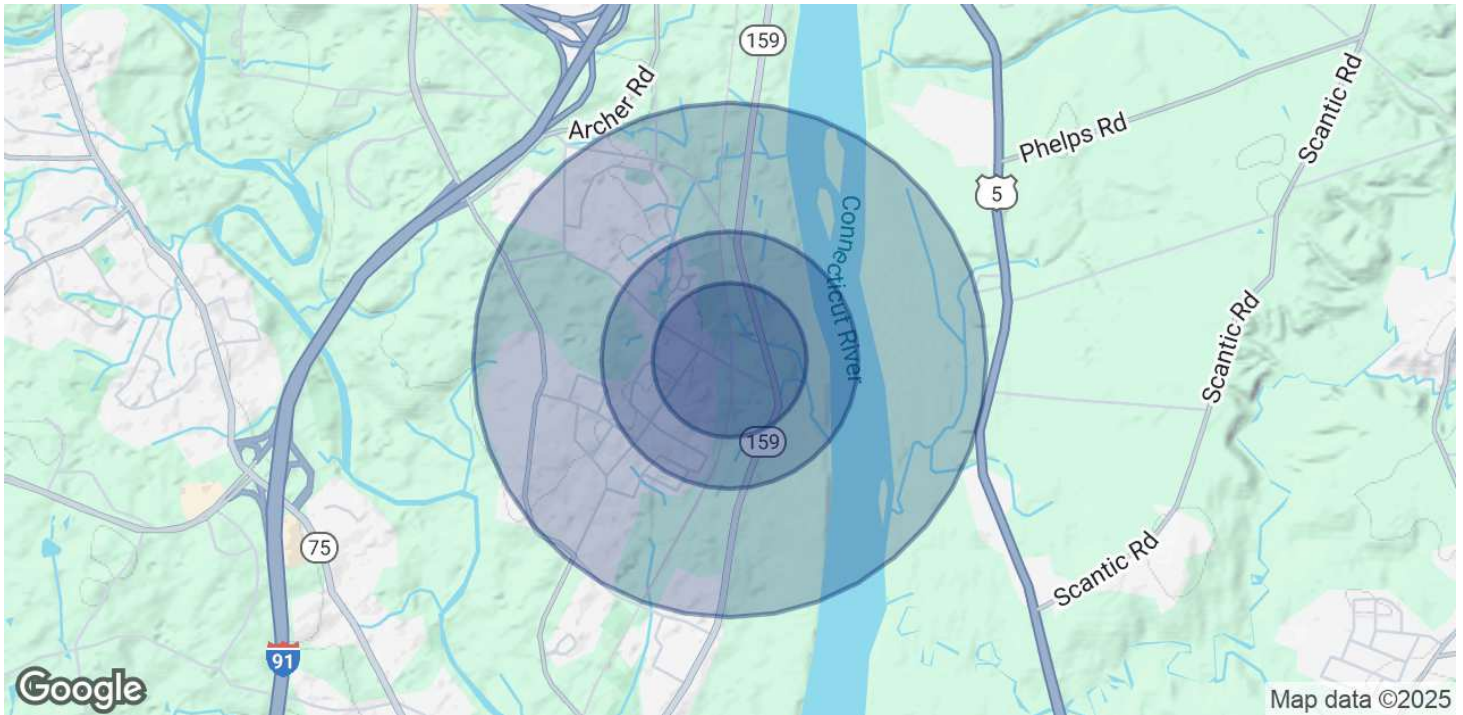
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	322	880	2,525
Average Age	46	46	46
Average Age (Male)	45	45	45
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	348	1,020
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$127,301	\$127,760	\$124,699
Average House Value	\$306,555	\$305,867	\$306,677

Demographics data derived from AlphaMap

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