

# FOR SALE



**C1**

*91 Willenbrock Rd  
Units C1, C3 & C4  
Oxford, CT 06478*

## Oxford Industrial Condos

11,385 +/- S/F Total

Divisible to 3,773 +/- S/F

Rare Ownership Opportunity

Great Business Park Location

Offered at: Unit C1: 3,773 S/F - \$415,000.00

Unit C3: 3,550 S/F - \$355,000.00

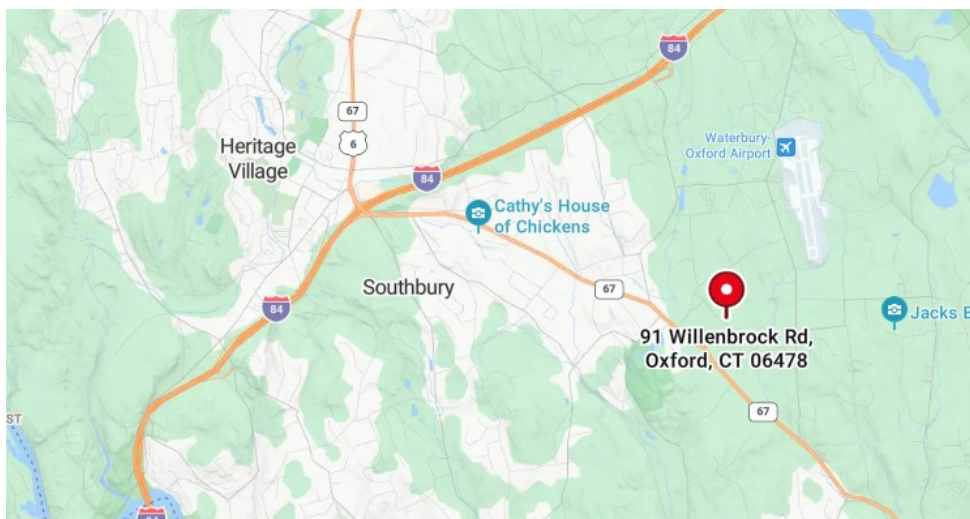
Unit C4: 4,062 S/F - \$406,000.00



**C3 & C4**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		91 Willenbrock Rd, Units C1, C3 & C4	
<b>CITY, STATE</b>		Oxford, CT 06478	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	11,385 +/-	Air Conditioning	Partial
Number of floors	1.5	Sprinkler / Type	No
Avail S/F	11,385 +/-	Type of Heat	Propane
Will Subdivide to	3,773 +/-	<b>OTHER</b>	
		Mezzanine S/F	931 +/- / 750 +/- / 1,452 +/-
Office Space	1,000 - 2,000 +/-	Acres	Condo
Overhead Doors	3	Zoning	Industrial
Avail Docks	1	Parking	Ample
Total/avail S/F mezz	3,500 +/-	Interstate / Distance To...	2mi to I-84
External Construction	Masonry	State Route/Distance To...	5mi to RT8
Roof	Asphalt & Shingle	<b>TAXES</b>	
Ceiling Height	17'	Assessment	\$204,470 / \$215,880 / \$206,780
Date Built	1989	Appraisal	\$292,100 / \$308,400 / \$295,400
<b>UTILITIES</b>		Mill Rate	24.36
Sewer	City	Taxes	\$4,980.90 / \$5,258.84 / \$5,037.16
Water	City	<b>TERMS</b>	
Electrical	Amps 200	Sale	Unit C1 \$415,000.00
	Volts 120/208		Unit C3 \$355,000.00
	Phase 3 Phase		Unit C4 \$406,000.00
Gas	Propane	Condo Fee	\$550.00 Each Unit



# Godin Property Brokers LLC

★★★★★ Commercial / Industrial



C1  
3,773 S/F

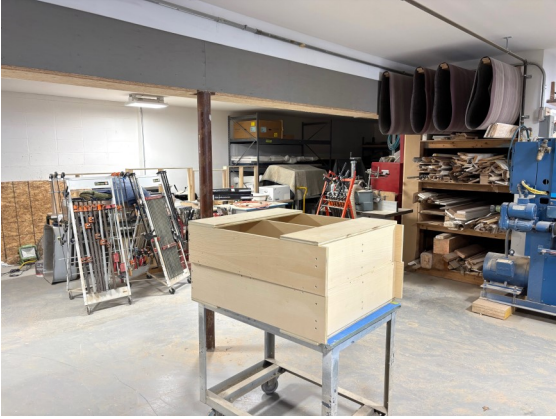


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★★★★★ Commercial / Industrial

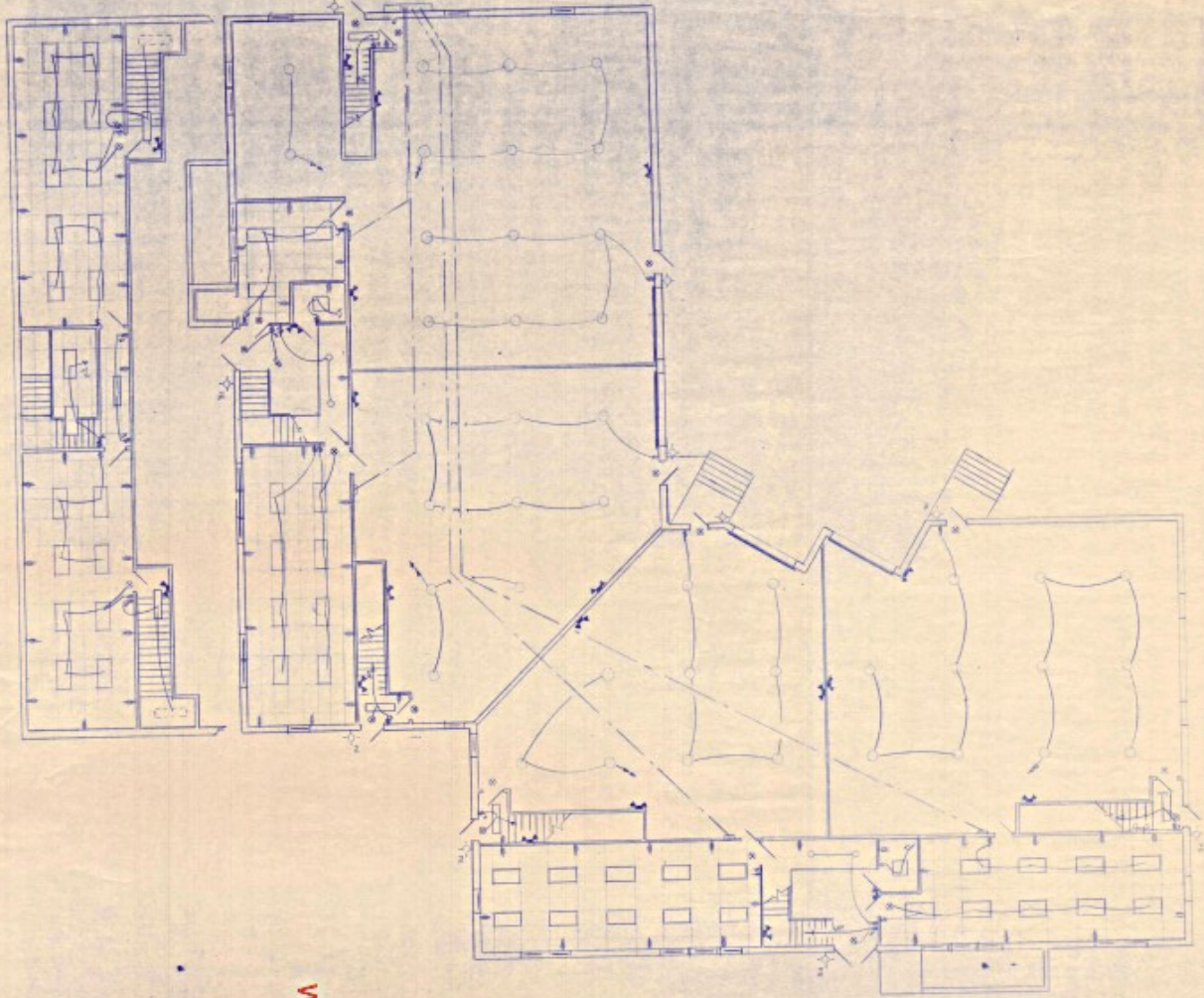


C3: 3,550 S/F  
&  
C4: 4,062 S/F

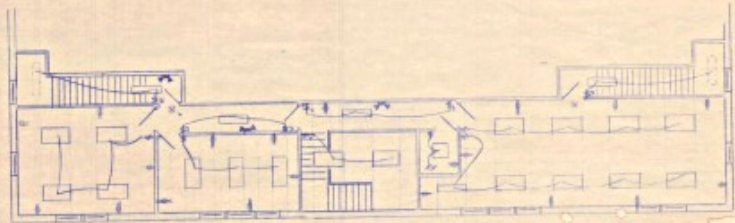




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Willenbrock Building A - Similar to Building C



CHASSIS DYNAMICS WILLENBROCK RD. OXFORD, CT.		<b>STRATHMOOR ELECTRIC INC</b>			1261 STRATFORD AVENUE STRATFORD, CONN. 06497	377-4261	DIVISIONS _____ _____ _____	_____ _____ _____
ELECTRICAL	SCALE: 1/4" = 1'-0"	DATE: 7-22-88	DRAWN: _____					