

# FOR SALE



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

**Investment/Owner-User Opportunity**  
**10,635 +/- S/F**  
**3 Units with Separate Utilities, Large Gated Yard**  
**Oversized Bay Doors**  
**Great Location on Busy RT 68**  
**Offered at \$1,890,000.00**

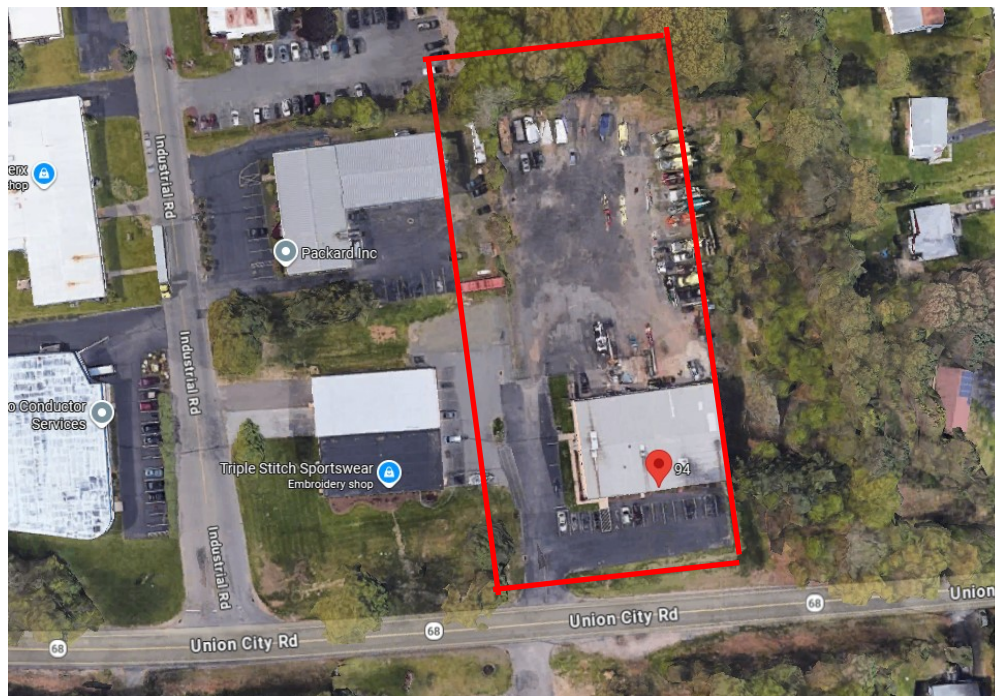


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>94 Union City Road (RT 68)</b>	
<b>CITY, STATE</b>		<b>Prospect, CT 06712</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	10,635 +/-	Air Conditioning	Office Areas Only
Number of floors	1	Type of Heat	Oil/Propane
Avail S/F	4,500 +/-		
Office Space	3,000 +/-	<b>OTHER</b>	
Mezzanine	Yes	Acres	2.44
Ext. Construction	Metal/Concrete Block	Zoning	IND-1
Ceiling Height	10'-18'	Parking	Ample - Gated Rear Yard
Roof	Metal	State Route / Distance To...	Rt 8 & I 84
Date Built	1988	<b>TAXES</b>	
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Assessment	\$537,110.00
Sewer	Septic	Appraisal	\$767,300.00
Water	City	Mill Rate	25.57
Gas/Oil		Taxes	\$13,733.90
Electrical	Overhead Service	<b>TERMS</b>	
Amps/Volts/Phase	400 amps/120/208v/3phase	Sale	\$1,890,000.00

**\*\*\* Unit B - Lease in Place Until 12/31/2030**



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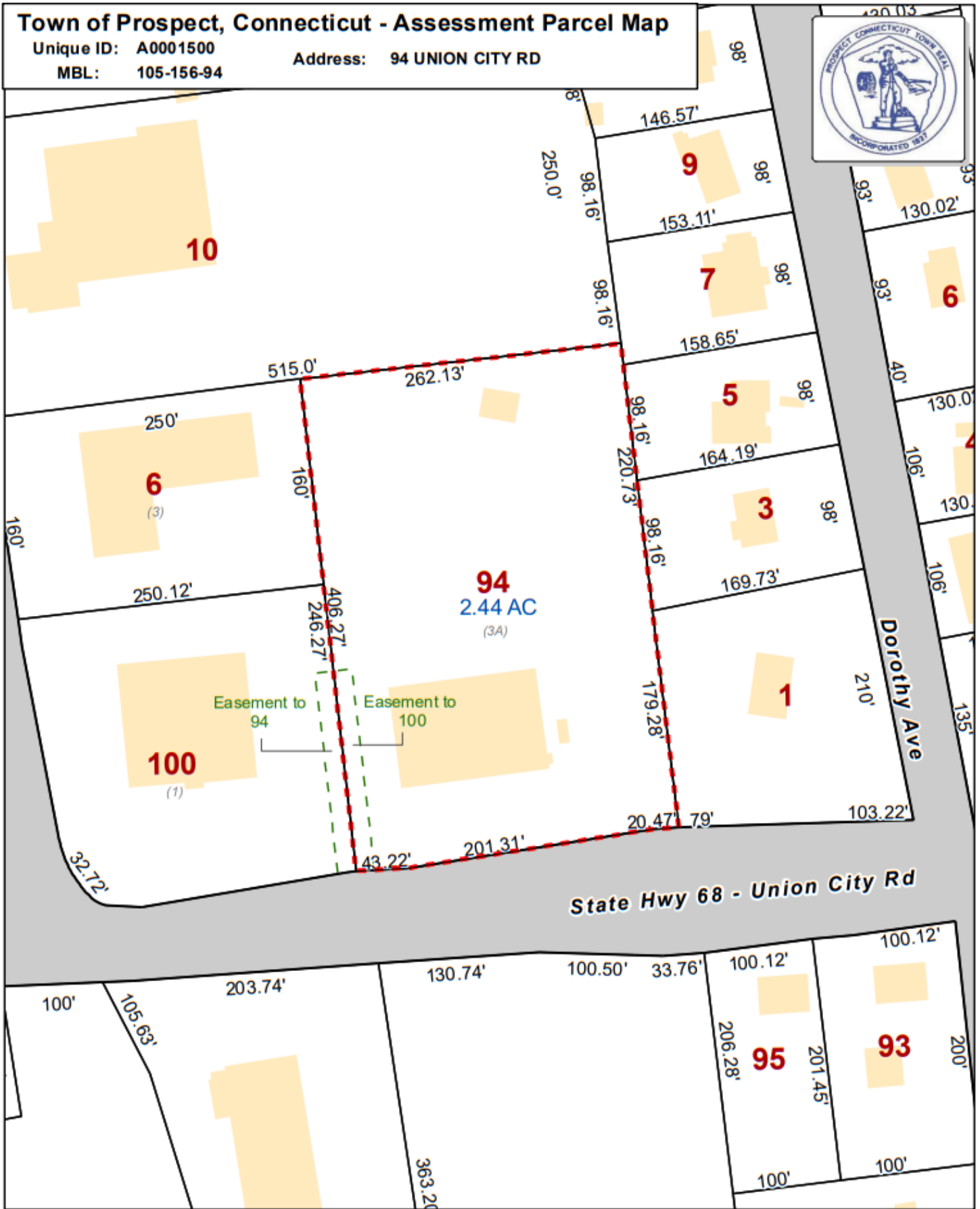


# Town of Prospect, Connecticut - Assessment Parcel Map

Unique ID: A0001500

Address: 94 UNION CITY RD

MBL: 105-156-94



Approximate Scale:

1 inch = 100 feet

Disclaimer:  
This map is for informational purposes only.  
All information is subject to verification by any user.  
The Town of Prospect and its mapping contractors  
assume no legal responsibility for the information contained herein.

Map Produced  
February 2026

## Rent Roll & Financial Summary

Unit	Square Feet	Monthly Rent	Annual Rent	Lease Start	Lease End
Unit A	3,000	\$2,380.00	\$28,560.00	10/1/2023	9/30/2026
Unit B	1,855	\$2,650.00	\$31,800.00	1/1/2021	12/31/2030
Unit C	4,280	\$4,375.00	\$52,500.00	4/1/2024	3/31/2026
Unit D	1,500	\$1,100.00	\$13,200.00	Month-to-Month	

### Gross Income

Total Square Feet: 10,635  
Monthly Income: \$10,505.00  
Annual Income: \$126,060.00

Expense	Amount
Taxes	\$13,733.90
Insurance	\$3,500.00
Water	\$284.00
Common Utilities	\$840.00
Snow Removal	Tenants Split
Total Expenses	\$18,357.90

### Financial Summary

Net Operating Income (NOI): \$107,702.10  
Asking Price: \$1,890,000.00  
Cap Rate: 5.70%