

# Martin-Caselli

## Real Estate

STRATFORD • BRIDGEPORT • NEWHAVEN • STAMFORD

248 Oxford Rd. Oxford, CT



### 3 Building Strip Center

- Improvement plan in place:
  - New asphalt on parking lot
  - New signage
  - New façade
  - New roof
  - Fresh landscaping
- Will subdivide
- Units from 500 SF to 6,000 SF
- Long term tenants in place
- Great lease terms and build out allowance
- Shadow anchored by Quarry Walk

For Lease **\$14/ SF NNN**

**\*Under New  
Management\***

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**203-380-8762 x140 Office / 203-650-1181 Mobile**

**RAY@MARTINCASELLI.COM**

# Property Information

## Building Info:

Total Bldg. Sq Ft: 12,740

Asking Sale: \$14/ SF NNN

Acres: 0.50

Zoning: COMM CO2

Parking: Ample Parking Lot

AC: Yes

Heat Type: Electric, Natural Gas

Construction Type: Masonry, Brick Veneer

Foundation: Block

Roof: Tar and Gravel, Flat

Location: Suburban, Strip Mall

Year Built: 1975

## Utilities

Water: Shared Well

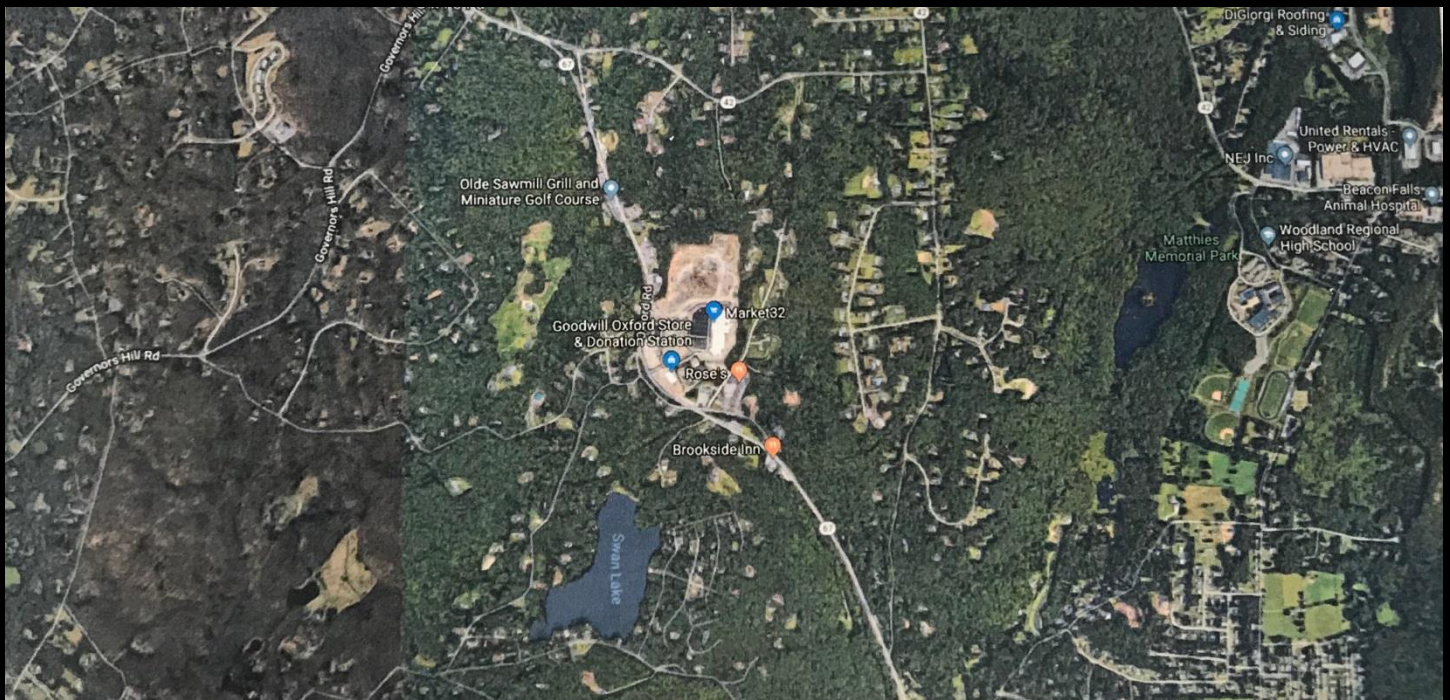
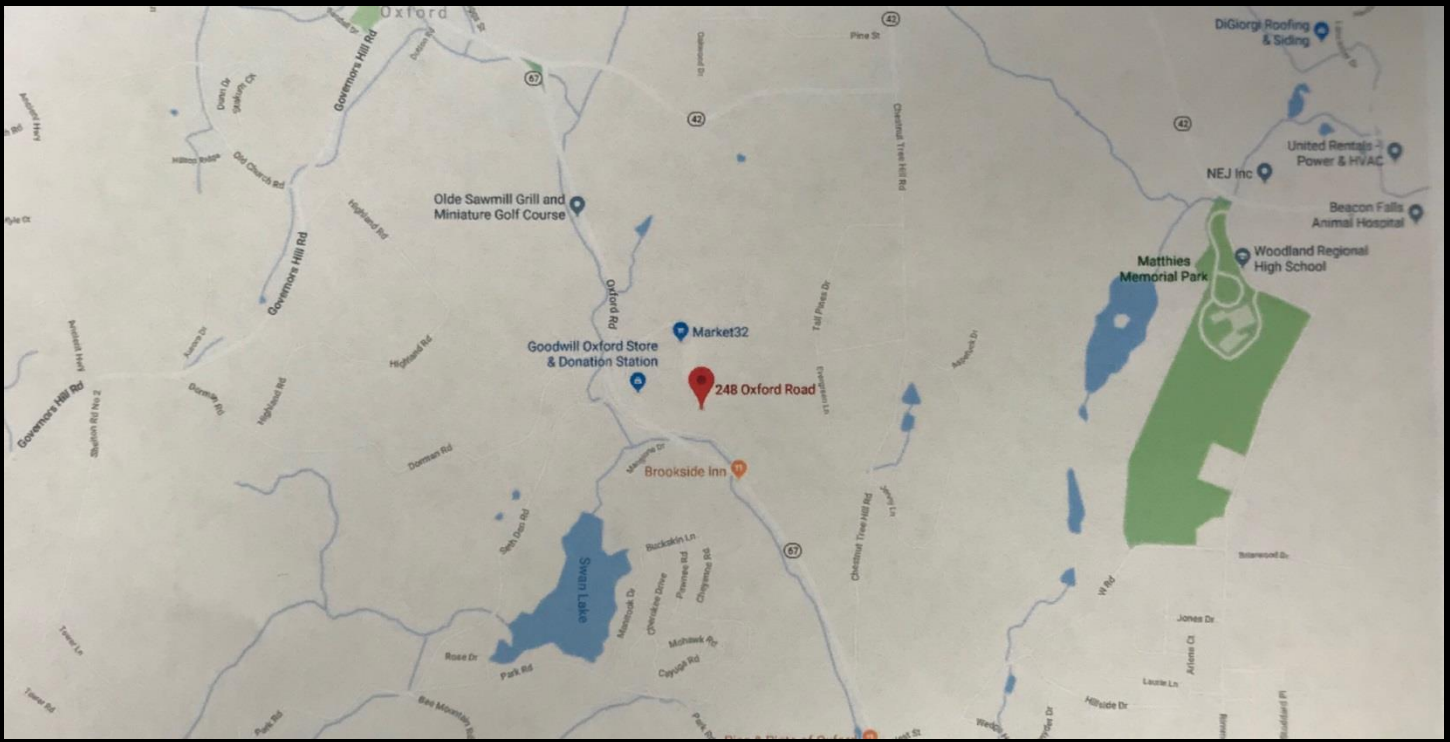
Sewer: Public Sewer Connected

Gas: Natural Gas

## Transportation

Nearest Hwy's: Visibility from Route 67

High traffic count, State Road



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