

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 **\$10/ SF NNN***

**Under New
Management**

DON'T MISS OUT-CALL US TODAY!

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

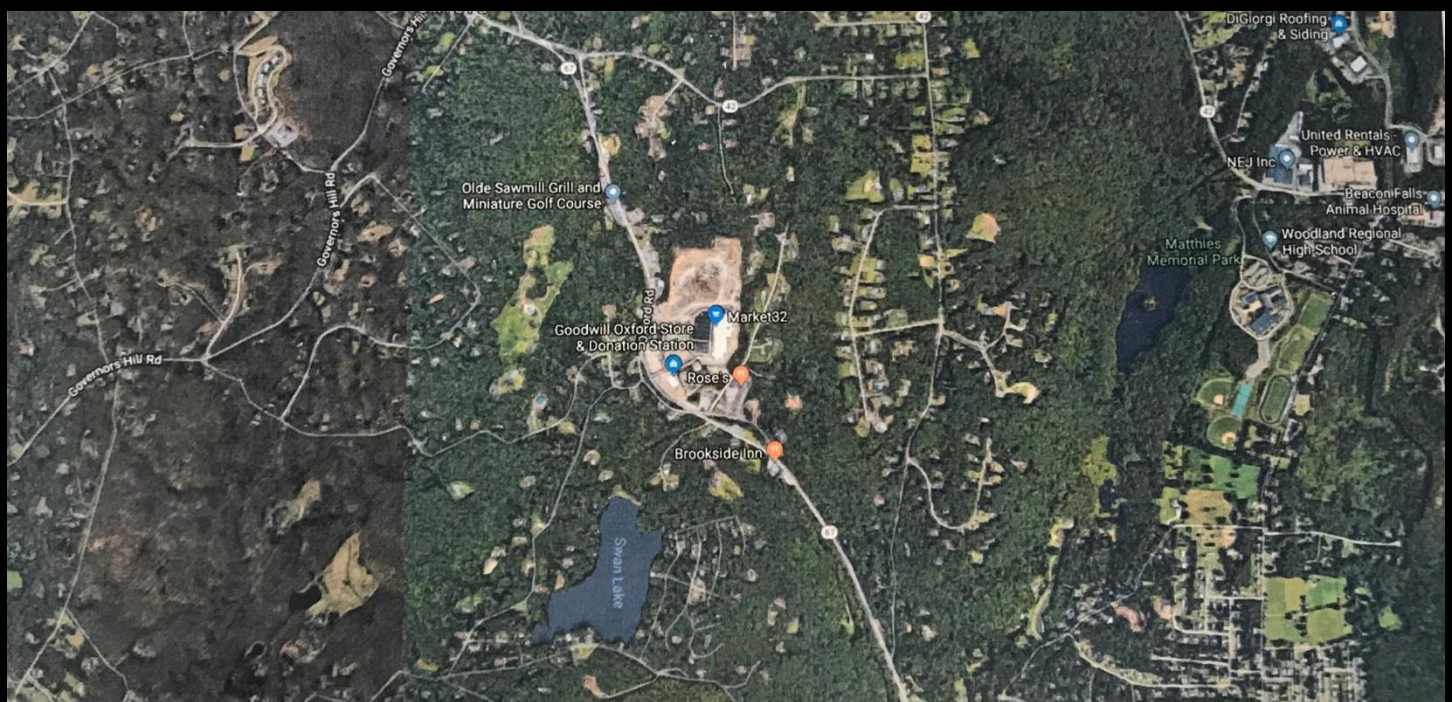
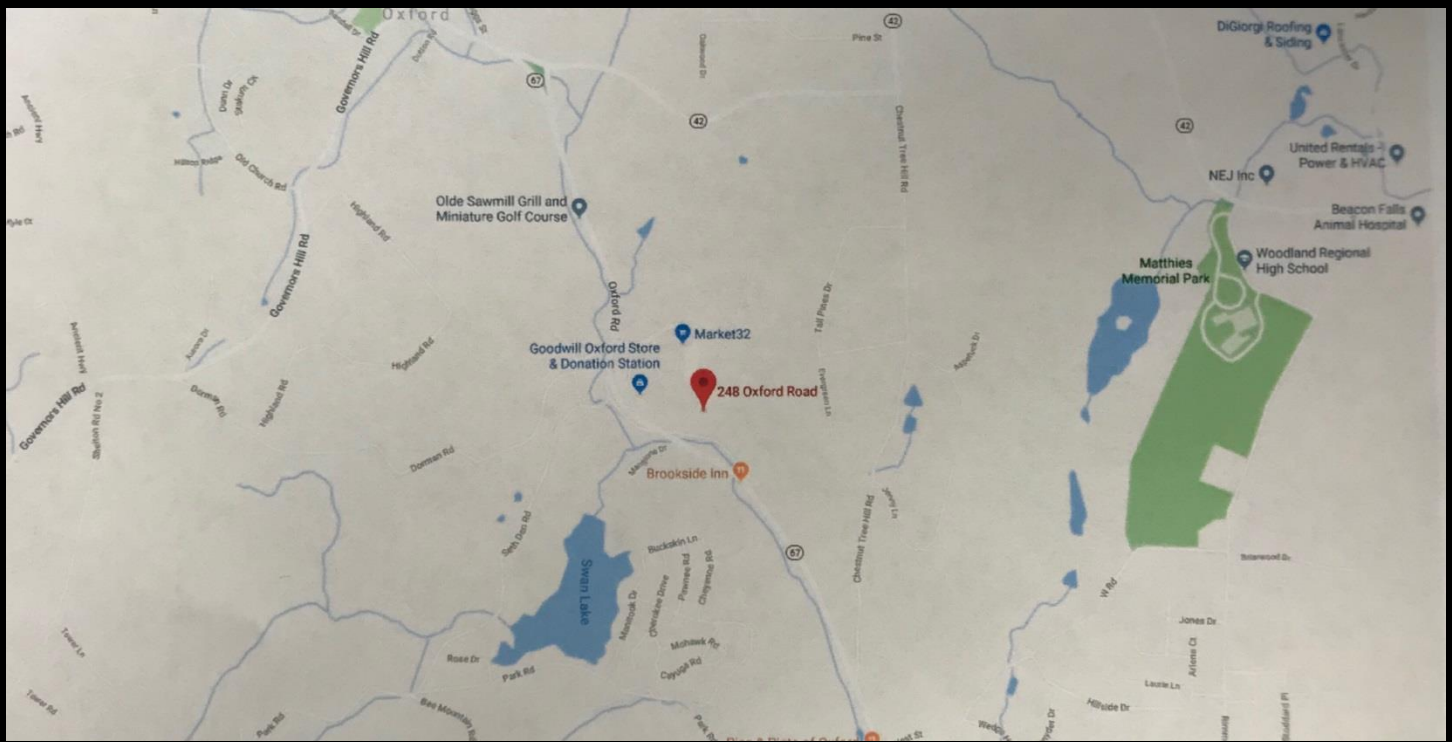
Sewer: Public Sewer Connected

Gas: Natural Gas

Transportation

Nearest Hwy's: Visibility from Route 67

High traffic count, State Road



DON'T MISS OUT-CALL US TODAY!

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

RAY@MARTINCASELLI.COM

*New tenant pricing expires March 31st