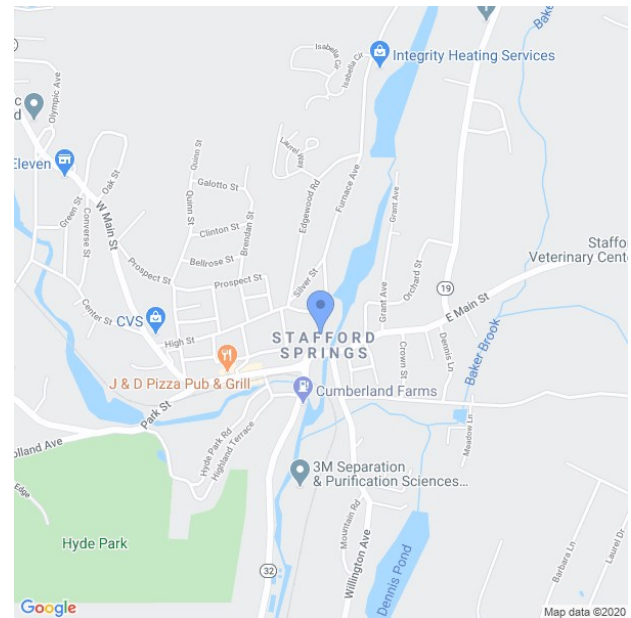


Furnace Avenue Retail and Apartment

13 FURNACE AVENUE, STAFFORD SPRINGS STAFFORD, CONNECTICUT 06076



COMMERCIAL • OFFICE • FOR SALE



SALE PRICE **\$199,000**
SALE TYPE **OWNER USER**
ZONING **CB**
BLDG TYPE **MULTI-TENANT**
CLASS **C**
YEAR BUILT **1900**

YEAR RENOVATED **2005**
STORIES **2**
ANNUAL TAXES **\$4,154.00**
GROSS BLDG **2,970 SQFT**
LAND AREA **.16 ACRES**

GREAT LOCATION IN DOWNTOWN STAFFORD SPRINGS CT. LEVEL FLAT LOT WITH PLENTY OF PARKING BEHIND THE BUILDING. FRONT, SIDE AND REAR ENTRIES.

IMPROVEMENTS POSSIBILITY OF SUBDIVIDING FIRST FLOOR INTO MULTIPLE BUSINESS UNITS. UPSTAIRS TWO BEDROOM APPROVED APARTMENT CAN BE USED AS OWNER'S UNIT OR RENTED FOR ADDITIONAL INCOME.

MLS# **170268020**

- Well designed and appointed First Floor Retail or Office space.
- Tons of both Natural and Artificial Light.
- Currently used a single retail store, possibly can be divide for up to three units.
- Building is in Excellent Shape
- Additional Income from 2nd floor Rental Apartment, or live above your business.
- Great location for Deli, Take Out, Business Services
- Plenty of Off street parking

Dale Masslon

Business Consultant REALTOR
KW Commercial | Connecticut

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