



Dale Masslon
 Business Consultant REALTOR
 KW Commercial | Connecticut

RES.0798487
 ☎ (860) 305-5194
 ☎ (860) 305-5194
 ✉ dale@kwcommercial.com

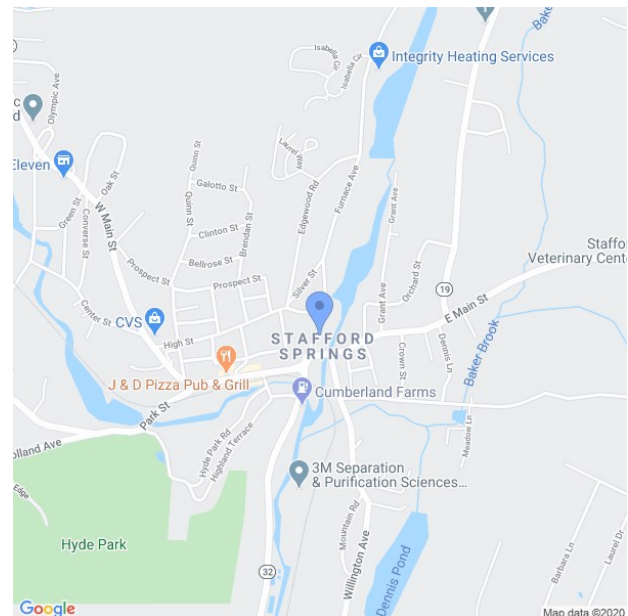
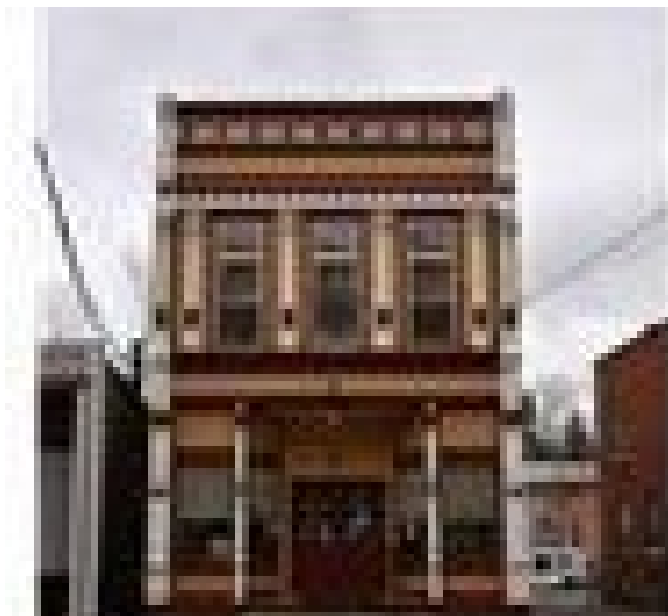


Furnace Avenue Retail and Apartment

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

- 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

Fabulous opportunity to own or invest! The 1st floor offers 2025 square feet of retail space! This Building has tons of space and loads of potential! The 1st floor offers 2025 square feet of retail space! The second floor offers a 965 square feet rental unit that includes a kitchen, 2 bedrooms, a living room and a porch; complete with hardwood floors, and lots of natural light! Live and work in the same building and save the commute; or rent out the apartment above to help pay the mortgage! Additional 1895 square feet for storage in the basement. Plus a newer roof and heating system! Ample off-street parking in back. Bring your ideas! Opportunity is knocking!

Located in downtown Stafford, a minutes walk to the rotary. One of the Town's largest manufacturers right across the street.