

36 Newberry Road, East Windsor, CT 06088

FOR SALE



2,258 Square Foot Owner User Building

ROI Real Estate LLC is pleased to offer 36 Newberry Rd., East Windsor, CT for Sale. Property is located off I-91 Exit 44 and is very close to Walmart, Bradley International, and the future Casino. It is a single tenanted building presently used by the Owner for his business. Business is also for sale, consult the Listing Broker for information. Parking is ample. Zoned M-1, with many uses allowed.

SALES PRICE: \$240,000

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Building specifications

Gross Square Feet:	2,258 SF
1 st floor:	2,258 SF
Floors:	1
Roof:	Flat/Composite
Date Built:	1968



Mechanicals

Power:	400 amp
Heat:	Oil
Air Conditioning:	Central
Lighting:	Fluorescent
Sprinkler:	None



Land

Acres:	1.78 Acre
Parking:	30 plus
Zoning:	M-1

Taxes

Taxes:	\$3,796
Assessment:\$	\$115,840
Year Assessment:	2017
Mill Rate:	32.77

Sales Price: \$240,000

