



(203)-755-0030
FAX (203)-755-8979
P.O. Box 1127
Waterbury, CT 06721

**3 HARVARD ST.
OAKVILLE, CT 06779
LEASE PRICE: \$10.00 S/F N.N.N.
SALE PRICE \$849,000.00**



- * 8,662 S/F RETAIL BUILDING**
- * SHOWROOM/ WAREHOUSE/ OFFICE**
- * IDEAL FOR OWNER USER**
- * PLENTY OF ON-SITE PARKING**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms or conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Giglio Commercial Real Estate or its associates as to the accuracy of the information submitted herein.

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**3 HARVARD ST.
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SQUARE FOOTAGE: 8,662 S/F

STORIES: 1 1/2

YEAR BUILT: 2003

ZONED: BC

ACRES: .48

SPRINKLERED

CITY WATER

CITY SEWER

GAS HEAT, 2 FURNACES IN STORE, FULLY AIR CONDITIONED

GAS HEATED WAREHOUSE, 2 BATHROOMS, 16' CEILINGS

10' X 12' DOOR AND 12' X 12' DOOR

200 AMP SERVICE

OFFICE AREA

GAS HEAT/AIR CONDITIONED, SEPARATE FURNACE

3 OFFICES

KITCHEN

1 BATH

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