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# Rare opportunity for an owner-occupant in Glastonbury, Connecticut!

## 47 Eastern Boulevard | Glastonbury, CT

26,676 SF free-standing, well-maintained office/flex building on 2.54 acres. Entire building or 17,500 SF can be available. Owner will lease-back 9,000 SF or vacate to accommodate buyer. One block from Hebron Avenue, 3/4 mile to Route 2 and 1.5 miles to Main Street amenities.

### FEATURES

- 26,676 square foot office building on 2.54 acres
- Over 100 parking spaces possible
- Owner will lease-back 9,000 SF or vacate
- Great access to Route 2, I-91, I-84 and Main Street, Glastonbury

### Contact

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Lease Rate

**\$11.00** PSF NNN

Sale Price

**\$2,650,000**

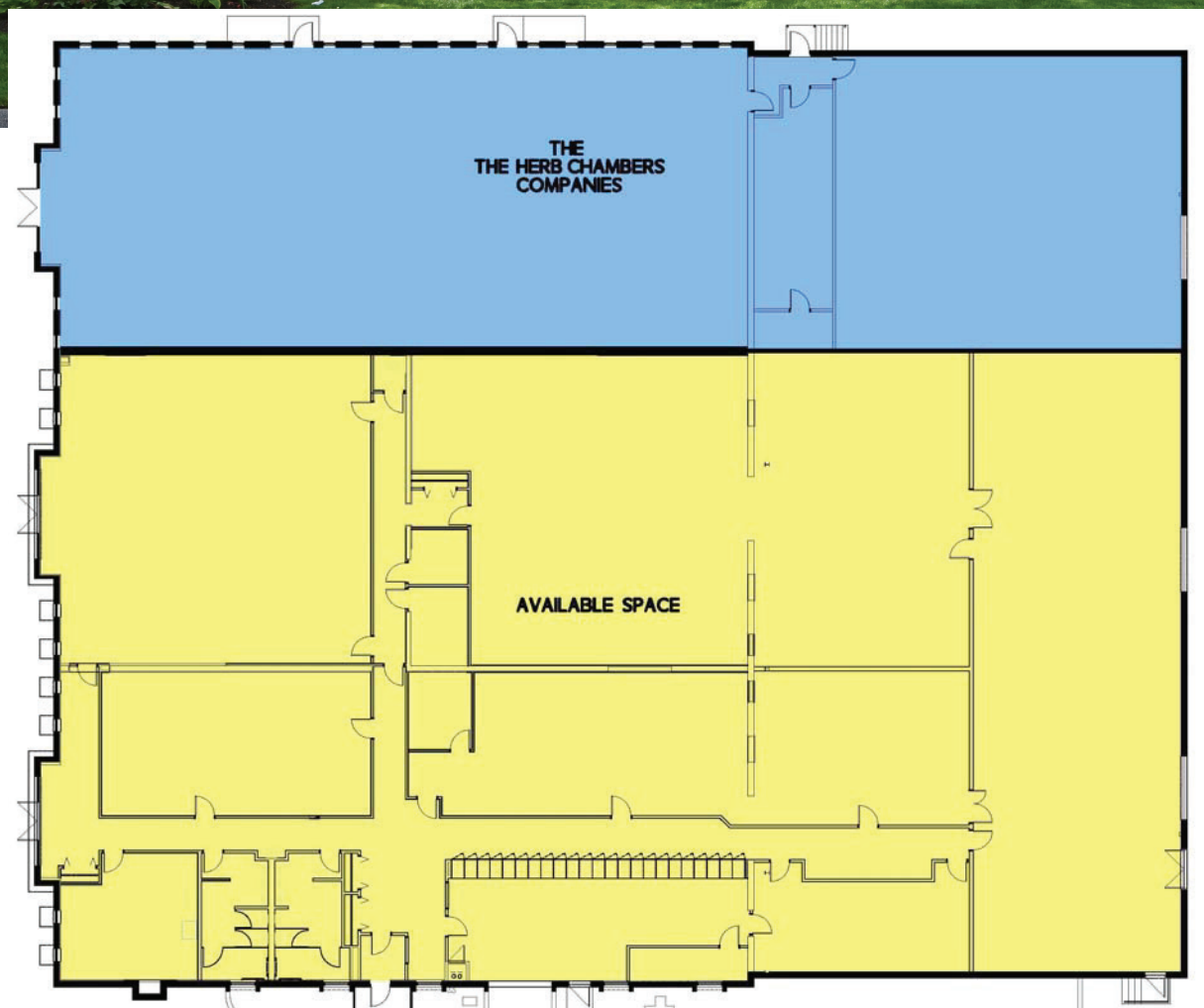
**NEGOTIABLE**



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