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Free-standing retail building with large bays, 720 SF office & showroom space

179 Wauregan Road | Killingly, CT 06239

179 Wauregan Road is a +/-5,200 square foot free-standing retail building for sale or lease in Killingly, Connecticut. This property, a former auto repair shop, was Danielson Glass until 2016.

FEATURES

- Great location on heavily traveled Route 12
- 400+ feet road frontage
- Was Danielson Glass Company until 2016
- Large bays and 720 SF of office and showroom space
- Currently occupied, rented on month-to-month basis
- 16' ceiling height

Sale Price:

\$289,000

Lease Rate:

\$12.00 PSF NNN

Contact

Peter Lange

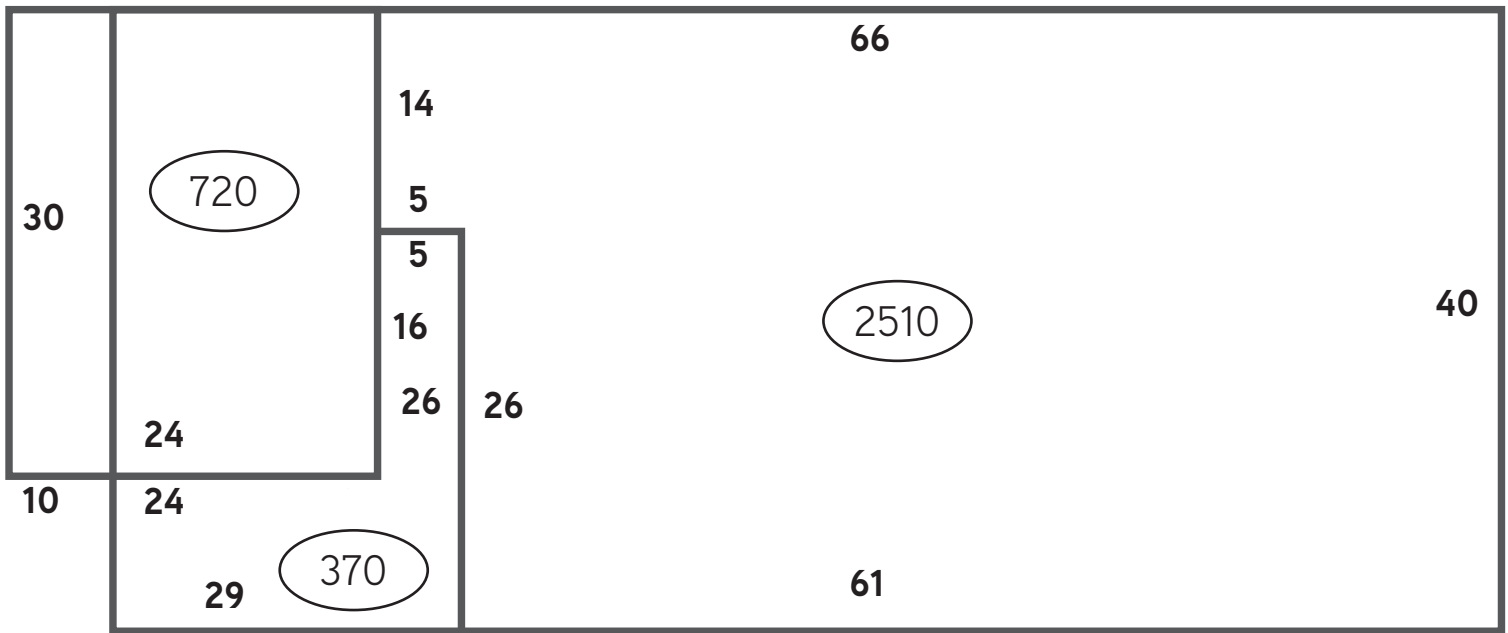
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Features

- 4,883 SF office/residential
- Office space and living space on 1st floor
- 4-5 bedroom residential on upper floors
- Completely renovated
- New HVAC system
- Good school district

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Demographics

| | Pop. | HH | Avg HH \$ |
|---------|--------|--------|-----------|
| 1 Mile | 2,653 | 1,039 | \$57,769 |
| 3 Miles | 14,413 | 5,603 | \$64,293 |
| 5 Miles | 28,955 | 11,019 | \$69,359 |

