

~ **FOR SALE or LEASE** ~



TO

**FREESTANDING INDUSTRIAL BUILDING
WITH EXTRA LOT**



**46 Shalvoys Lane / 56-60 Austin Street
Danbury, CT**

Sale Price: \$619,900 Price Reduced

Lease Price: \$8.75 NNN Price Reduced

Rare opportunity to own freestanding industrial building. Sale includes 0.25 acre adjacent multi-family lot. The location is the long-time home of Cutler Glass. Lease with option to buy possible.

Size	+/- 4,302 Sq. Ft.
Land:	+/- 0.56 Acres
Zone:	RMF4* *Pre-Existing Non-Conforming Industrial Building
Power:	400 Amp/3 Phase
Loading:	Two 12'x10' Drive-In Doors
Ceiling Height:	14 Ft.
Construction:	Block Building
Year Built:	1962
Plumbing:	Two Baths
Heating:	Gas Heat
Cooling:	Wall Units
Utilities:	City Water, Sewer and Gas
Current Taxes:	\$11,093 Yearly



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**Tower Realty Corp. / 246 Federal Rd., Suite D26, Brookfield, CT 06804 / www.towercorp.com
203-775-5000 Office / 203-546-7793 Fax**

No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ *ADDITIONAL PHOTOS* ~

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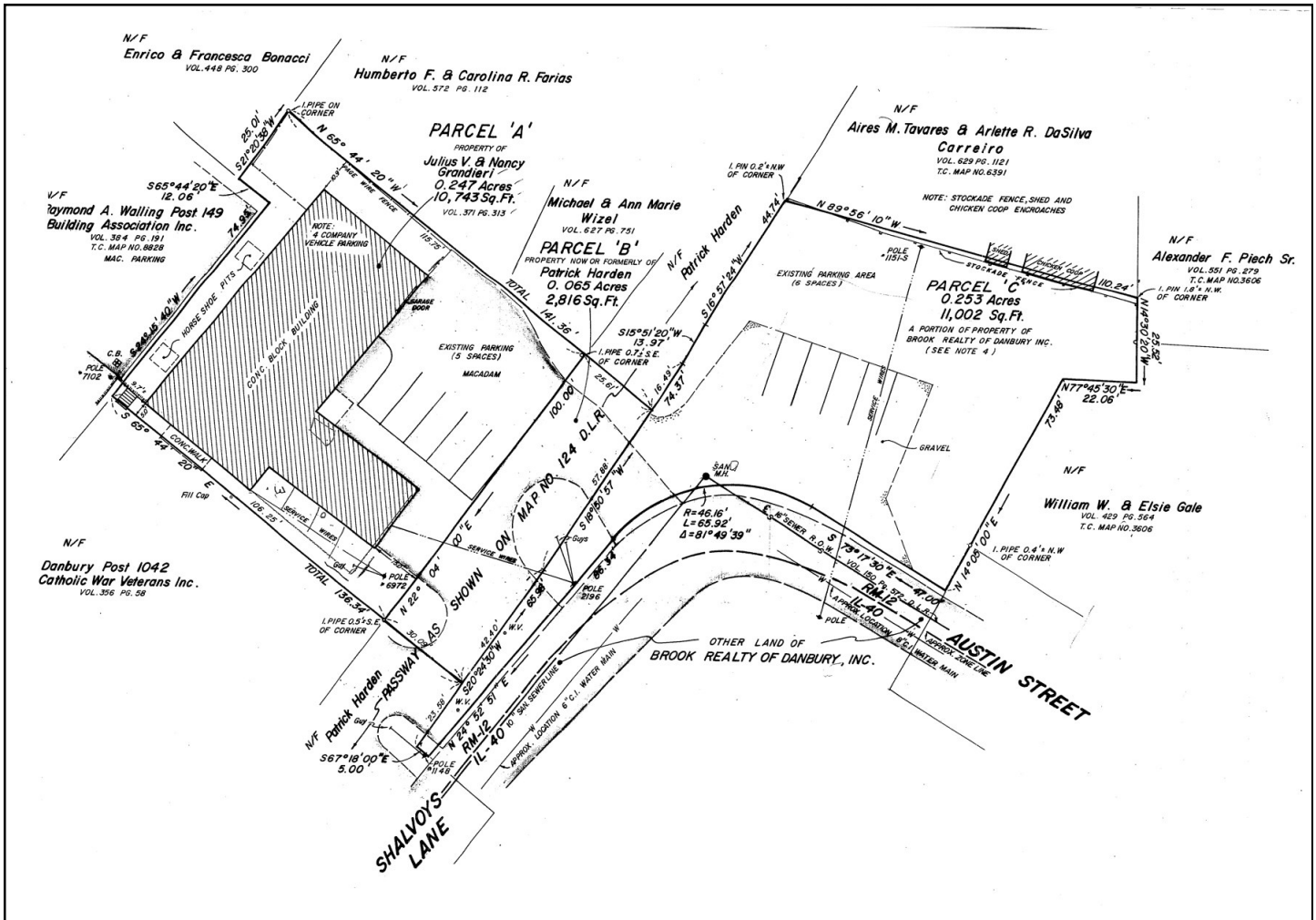
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~ SITE PLAN ~

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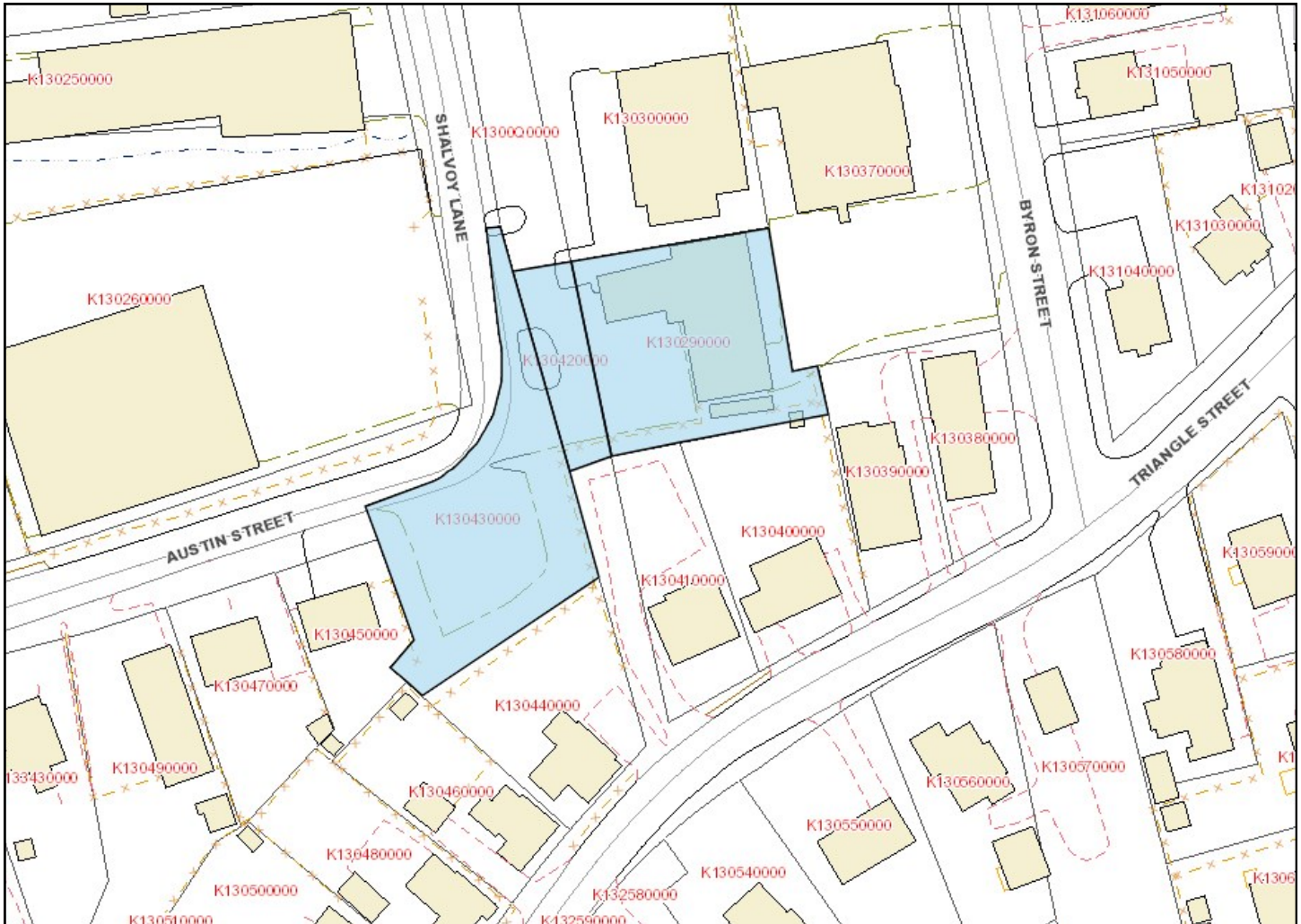
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~ GIS MAP ~

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~ LOCATION MAP ~

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