

FOR LEASE

**441 Oxford Road
Oxford, CT 06478**



- **Newly remodeled office spaces in excellent condition above The Oxford House Tavern**
- **Various sizes available**
- **2C / 132 SF+/- \$27.27 PSF Gross = \$300 per month**
- **1 / 1,450 SF+/- \$15.00 PSF NNN = \$1,812 per month
Plus Nets**
- **Restaurant opportunity with outdoor patio seating**
- **Excellent Salon Location**



MATTHEWS COMMERCIAL PROPERTIES LLC.

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PROPERTY DATA FORM

PROPERTY ADDRESS	441 Oxford Road		
CITY, STATE	Oxford, CT 06478		
BUILDING INFO			
Total S/F	7,019 SF+/-	MECHANICAL EQUIP	
Number of floors	2.5	Air conditioning	Central
Avail S/F	1,582 SF+/-	Sprinkler / Type	Yes
Office space	560 SF+/-	Type of heat	Oil forced air
Exterior construction		TERMS	
Vinyl siding		Lease rate	
Interior construction		2C	\$27.27 PSF Gross = \$300 / mo
Ceiling height	10'	1	\$15 PSF NNN = \$1,812 / mo
Roof	Asphalt shingles		Plus Nets \$7.84
Date built	1795 2013 Renovation		
UTILITIES			
Sewer	City		
Water	City		
Electric	Eversource		

COMMENTS:

The first floor unit can be remodeled by ownership for a tenant depending on the lease term. This unit could work well a take-out restaurant with patio seating.



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