



# 3,254 sf Office Building 8 Algonkin Rd, Shelton For Lease or Sale



## GREAT LOCATION FOR PROFESSIONAL OFFICE OR POSSIBLE ALTERNATE USE

Unique office building situated on a .21 acre lot with a large, paved parking area. The facility has a vinyl exterior and a gable roof with architectural shingles. The first floor consists of 8 offices and a lavatory. The second floor has a large work room, small office and a lounge as well as a 27' x 33' attic storage area and an additional lavatory. The building has 200 amp electrical service, gas, forced-air heat and central air conditioning. There is also an attached 12' x 20' shed.

**For Sale: \$335,000**  
**For Lease: \$11/sf Net**

***Call Steve Hodson Today at 203-260-1369!***

*The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it*



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