

# 233 Willimantic Road, COLUMBIA, CT

## 6,432 SF Office Building on Route 6



**FOR SALE: \$528,750**



- ⇒ 6,432 SF of Office Space
- ⇒ Acres: 4.36
- ⇒ Frontage: 220 Ft.
- ⇒ Heating: Gas
- ⇒ Central AC
- ⇒ Wall Height: 10 Ft.
- ⇒ Well & Septic
- ⇒ ADA Compliant bathrooms
- ⇒ Taxes: \$13,313
- ⇒ 120/208 Volts, 800 amp, 3 phase electric
- ⇒ Traffic Count: 16,100
- ⇒ Across from Columbia Ford Kia car dealership
- ⇒ 3.5 miles from Willimantic

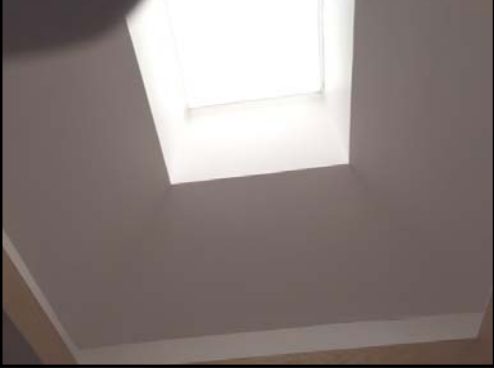
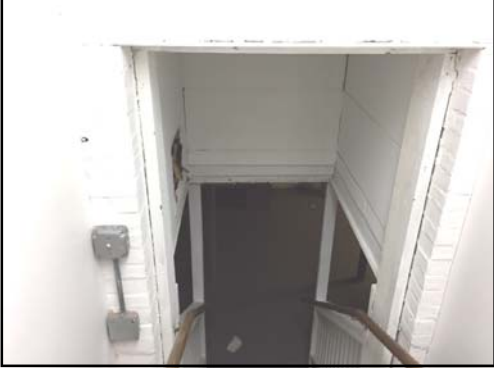
# LYMAN

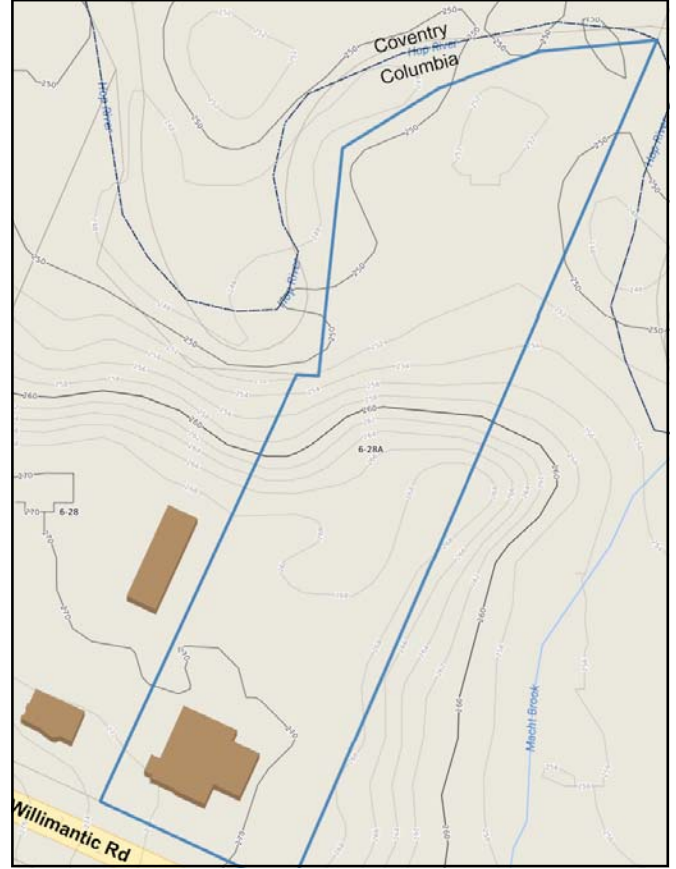
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## RON LYMAN

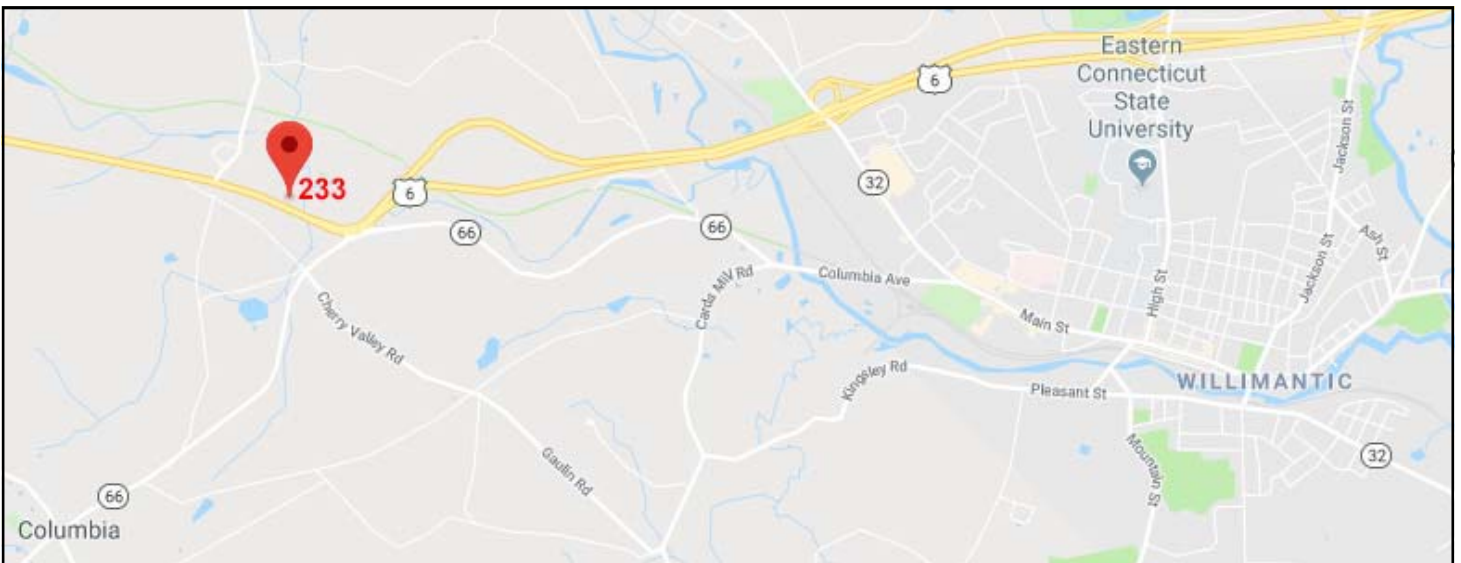
Main Office:  
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Westbrook, CT 06498  
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Demographics	1 MILE	3 MILES	5 MILES
Total Population	566	9,315	39,945
Total Households	243	3,553	14,354
Average Household Income	\$90,627	\$84,845	\$79,515



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