

# 171 FITCHVILLE RD., BOZRAH, CT

## Industrial Building Near Route 2



**FOR SALE**  
**\$499,000**

- ⇒ 7,200 SF
- ⇒ Acres: 2.00
- ⇒ Heating: Oil
- ⇒ Public Water & Septic
- ⇒ Frontage: 100 Ft.
- ⇒ Zone: I-80 - Industrial
- ⇒ 400 Amp Service 3 Phase  
480/277 Volt
- ⇒ Two 9'x9' Side Doors
- ⇒ 4 ft Loading Dock
- ⇒ 14'x14' Front & Rear Doors
- ⇒ Taxes: 4754.16
- ⇒ Traffic Count: 3,000
- ⇒ Year Built: 1969



# LYMAN

**REAL ESTATE BROKERAGE & DEVELOPMENT**

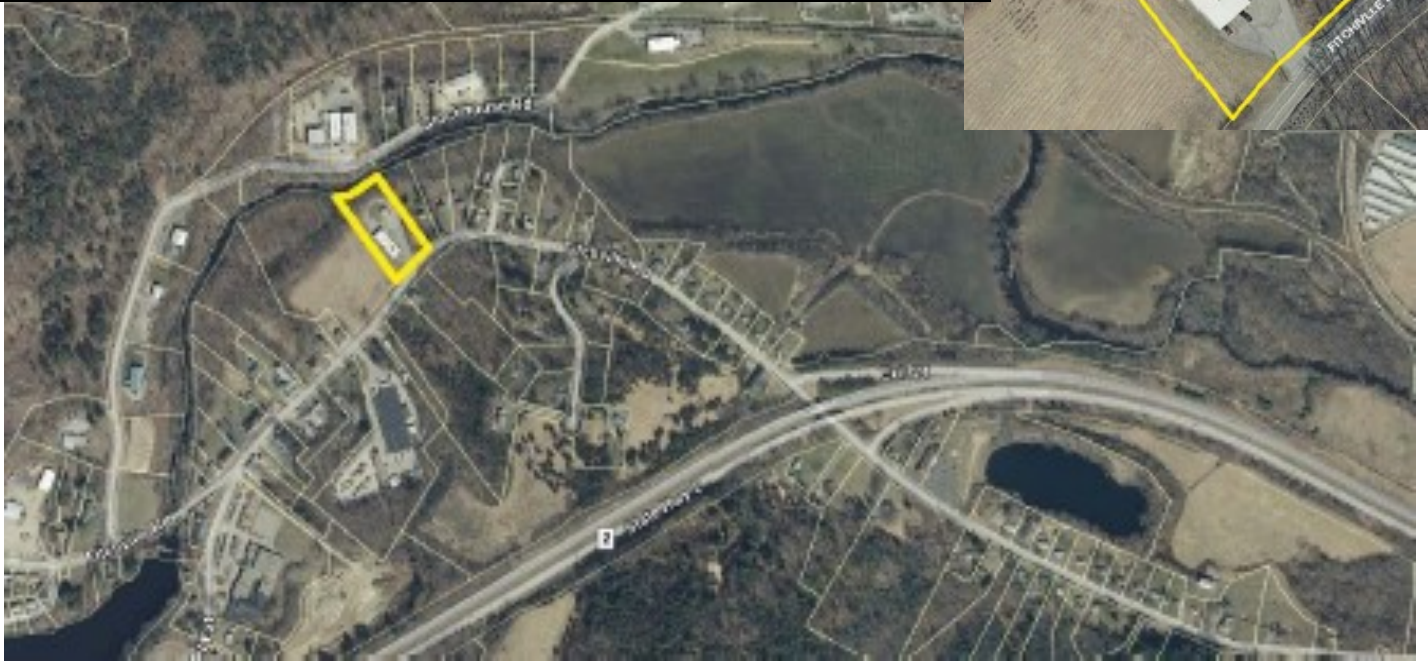
[www.LymanRE.com](http://www.LymanRE.com)

**RON LYMAN**

Main Office:  
1160 Boston Post Rd.  
Westbrook, CT 06498  
Mailing Address:  
73 Second Ave.  
Westbrook, CT 06498  
860-887-5000 x1 Office  
860-884-4666 Cell  
[ronl@lymanre.com](mailto:ronl@lymanre.com)



Demographics	2 MILES	5 MILES	10 MILES
Total Population	\$2,991	\$31,916	\$86,385
Total Households	1,198	12,852	40,870
Average Household Income	\$94,028	\$82,556	\$113,659



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