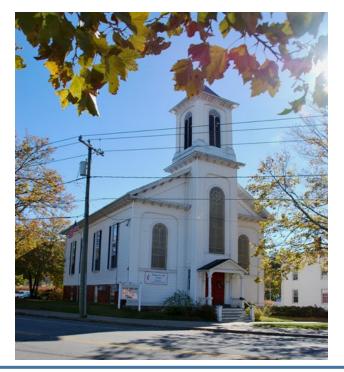


## CONTACT: BRIAN GODIN

E-mail: Bgodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 101 Middlebury, CT, 06762

## FOR SALE

34 East Main Street Thomaston, CT 06787



## Beautiful 5,000 +/- S/F Historic Church

Includes 1,090 +/- Parsonage / Home (3 Bedroom - 2 Bath) Visible Downtown Thomaston Location Easy Access to RTE 8 Turn- Key Church complete with Commercial kitchen Elevator Price to sell: \$299,000.00

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

| PROPERTY DATA FORM   |             |             |                     |                           |                       |  |
|----------------------|-------------|-------------|---------------------|---------------------------|-----------------------|--|
| PROPERTY ADDRESS     |             | 34 Eas      | 34 East Main Street |                           |                       |  |
| CITY, STATE          |             | Thom        | Thomaston, CT 06787 |                           |                       |  |
| <b>BUILDING INFO</b> | CHURCH      | HOUSE       | ]                   | MECHANICAL EQUIP.         |                       |  |
| Total S/F            | 5,000 S/F   | 1,090 S/F   | 1                   | Air Conditioning          | Central               |  |
| Number of floors     | 1           | 3br/ 2 bat  | h S                 | Sprinkler / Type          | No                    |  |
| Avail S/F            | 5,000 +/-   | 1,090       |                     | Гуре of Heat              | Oil- F/A              |  |
| Ext. Construction    | Alum siding | Alum siding |                     | Elevator                  | Yes                   |  |
| Int. Construction    |             |             |                     | OTHER                     |                       |  |
| Ceiling Height       | 16'         |             | -                   | Total avail/acres         | .28 acres             |  |
| Roof                 | Gable       |             | 2                   | Zoning                    | GC                    |  |
| Date Built           | 1866 1863   |             | 1                   | Parking                   | Street                |  |
|                      |             |             | S                   | State Route / Distance To | RTE 8- 1/2 Mile       |  |
|                      |             |             | -                   | ΓAXES                     |                       |  |
| UTILITIES            |             |             | 1                   | Assessment                | \$264,000.00          |  |
| Sewer                | City        |             | I                   | Mill Rate                 | 34.03                 |  |
| Water                | City        |             | -                   | Гaxes                     | N/A Church non profit |  |
| Gas                  |             |             |                     | TERMS                     |                       |  |
| Electrical           |             |             | S                   | Sale price                | \$299,000.00          |  |



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