

# FOR SALE/LEASE

**302 Lopus Road  
Beacon Falls, CT 06403**



**5,600 S/F on 1.4 Acres**

- ◆ **Former Auto Repair Facility suitable for a wide variety of uses**
- ◆ **Main level +/-3,500 S/F upper - level + 2,100 S/F at grade**
- ◆ **Nice location minutes to Route 8 with partial highway exposure**
- ◆ **Large lot includes upper area and zoned General Industrial**

**Offered at \$399,000.00  
or \$3,500 mo. + utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		302 Lopus Road	
<b>CITY, STATE</b>		Beacon Falls, CT 06403	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,600	Air Conditioning	No
Number of floors	2	Sprinkler / Type	No
Avail S/F	5,600	Type of Heat	Oil
	1st floor 3,500	<b>OTHER</b>	
	2nd floor 2,100	Acres	1.4
Ext. Construction	Masonry, wood	Zoning	General Industrial
Ceiling Height	12' main garage	Parking	
Roof	Asphalt shingle	State Route / Distance To...	1 mile RT8
Total avail drive-in	4	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$199,640.00
Sewer	Septic	Mill Rate	32.90
Water	Well	Taxes	\$7,167.08
Gas	No / Oil	Date assessed	10/1/16
Electrical	200 Amp single phase	<b>TERMS</b>	
		Sale price	\$399,00.00
		Lease rate	\$3,500 mo + utilities

Lifts & equipment can be bought

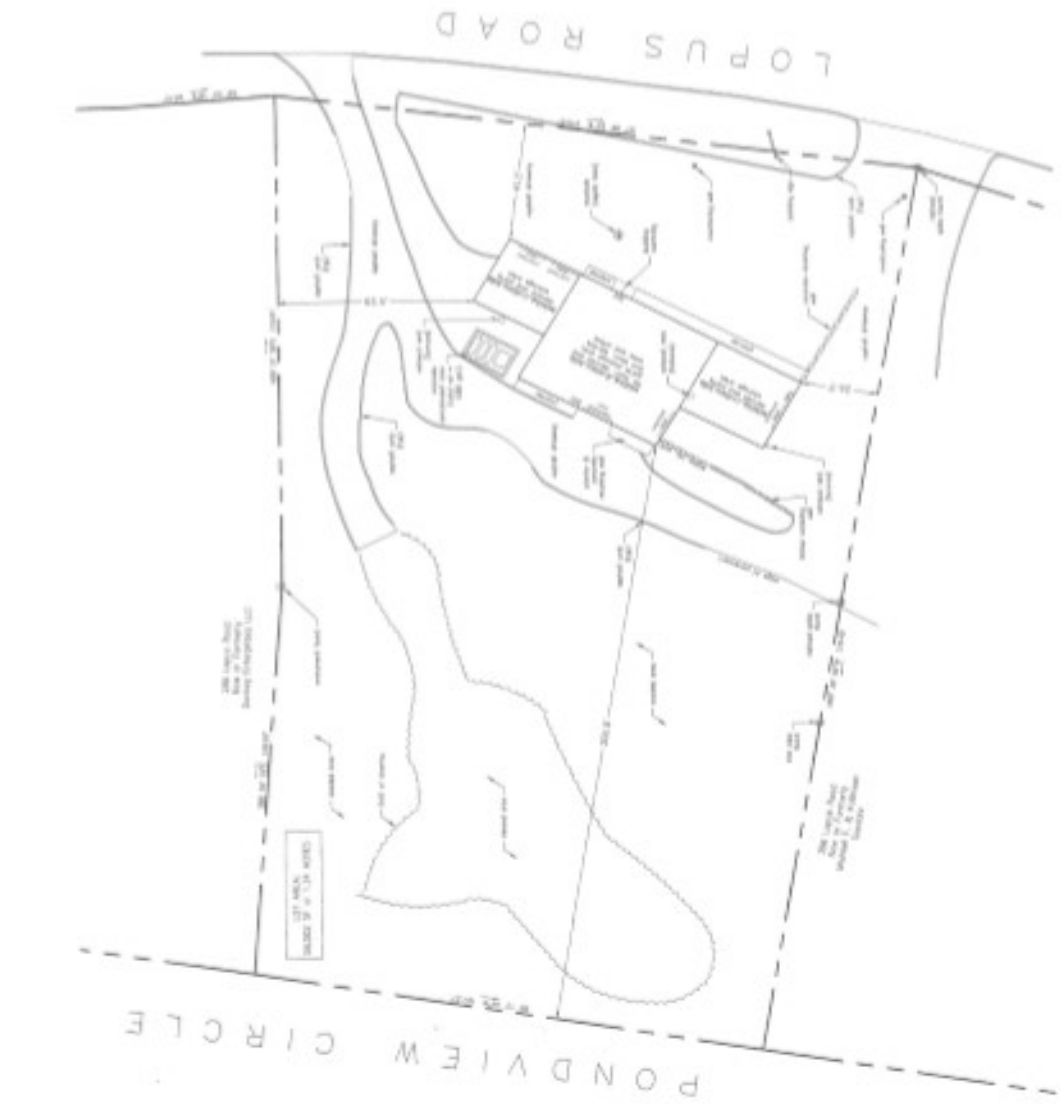


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**GENERAL SURVEY NOTES**

- 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF CONNECTICUT.
- 2. THE SURVEY WAS CONDUCTED ON THE 15TH DAY OF APRIL, 2010.
- 3. THE SURVEY WAS CONDUCTED BY ME AND MY ASSISTANTS.
- 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF CONNECTICUT.
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**LEGEND**

Symbol	Description
[Symbol]	Proposed Structure
[Symbol]	Existing Structure
[Symbol]	Proposed Driveway
[Symbol]	Existing Driveway
[Symbol]	Proposed Utility
[Symbol]	Existing Utility
[Symbol]	Proposed Fence
[Symbol]	Existing Fence
[Symbol]	Proposed Road
[Symbol]	Existing Road
[Symbol]	Proposed Walkway
[Symbol]	Existing Walkway
[Symbol]	Proposed Pond
[Symbol]	Existing Pond
[Symbol]	Proposed Tree
[Symbol]	Existing Tree
[Symbol]	Proposed Easement
[Symbol]	Existing Easement

STATE OF CONNECTICUT  
REGISTRY OF PROFESSIONAL ENGINEERS AND SURVEYORS

DATE: 04/15/2010

PROJECT: [Signature]

DATE: 04/15/2010

PROJECT: [Signature]

**PLAN OF PROPERTY**

100/100 LOTUS ROAD  
BRANFORD FALLS, CONNECTICUT

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