

FOR SALE

**197 South Street
Morris, CT 06763**



- **Nearly 6,000 S/F of building space on 1.4 acres**
- **Main building is +/- 2,250 S/F with a 600 S/F lean - to area
Barn building is +/- 2,500 S/F**
- **Newly Renovated including mechanicals, electric and septic**
- **Unique property with high traffic location suitable for many uses**
- **Zoning allows for commercial and industrial uses**

Offered at \$350,000.00

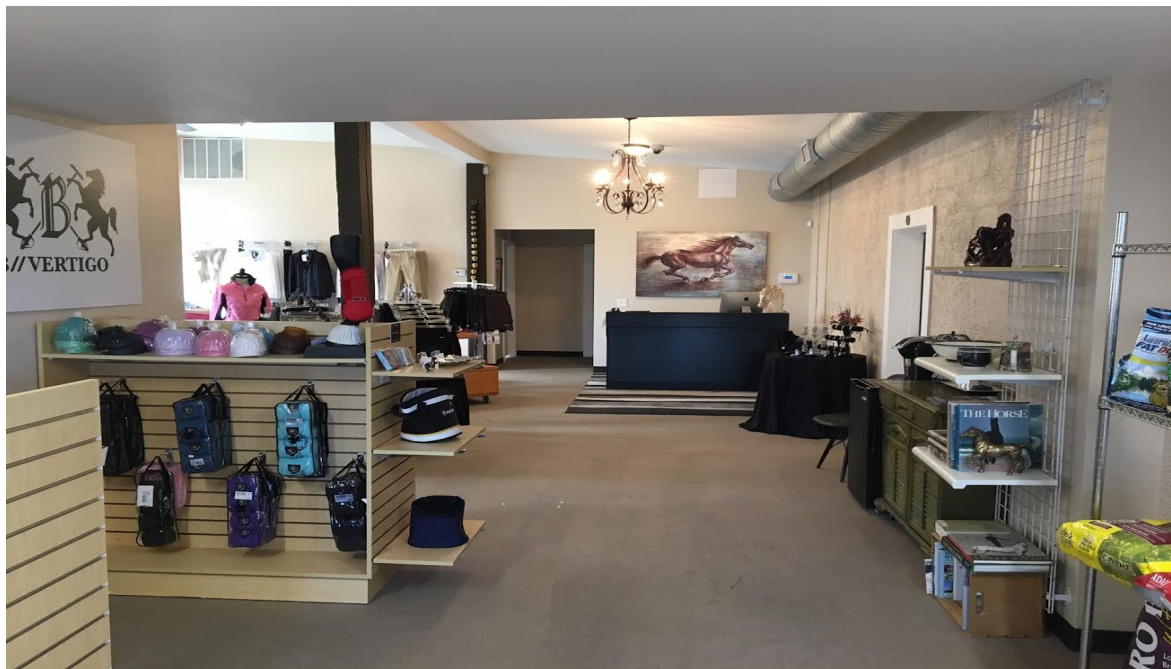
PROPERTY DATA FORM

PROPERTY ADDRESS		197 South Street	
CITY, STATE		Morris, CT 06763	
BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	5,850 S/F	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	+/- 2,250 + 600 lean - to	Type of Heat	Propane
Barn	+/- 2,500	OTHER	
Office	+/- 1,750 S/F	Total avail/acres	1.4
Total avail drive-in	3	Zoning	Commercial- Industrial
Ext. Construction	Wood - concrete block	Parking	+/- 20
Ceiling Height	9'	TAXES	
Roof	Rubber & Steel	Assessment	\$83,080.00
Date Built	1950	Mill Rate	25.92
UTILITIES		Taxes	\$2,153.43
Sewer	Septic	TERMS	
Water	Well	Sale price	\$350,000.00
Gas	Propane		
Electrical	200 Amp		
	208 v 3 phase		

Tack business can be purchased



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.



Site Plan
 197 South Street
 Morris, Connecticut
 scale 1" = 20' North 85° E



LEGEND

Proposed
 Easement
 Easement
 Easement



NOTES
 1. Existing buildings are shown in solid lines.
 2. Proposed buildings are shown in dashed lines.
 3. Easement is shown in dotted lines.

From the office of
 Roy V. Droney L.L.S. # 18468
 Bethel, Connecticut

