

# FOR SALE

**590 Torrington Road  
Litchfield, CT**



**Rare Opportunity  
Successful Golf Driving Range on 11.5 acres  
(8.5 acres +/- of wetlands)  
Commercial Zoned  
Business and all equipment Included**

**Asking \$399,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		590 Torrington Road	
<b>CITY, STATE</b>		Litchfield, CT 06759	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	900	Air Conditioning	Window units
Number of floors	1	Sprinkler / Type	
Avail S/F	900 + small shed	Type of Heat	Propane
		<b>OTHER</b>	
		Acres	11.5
Ext. Construction	aluminum siding	Zoning	Commercial
Ceiling Height		Parking	Ample
Roof	Metal 3 years old	State Route / Distance To...	
Date Built	1994	<b>TAXES</b>	
		Assessment	\$134,030
		Mill Rate	26.70
		Taxes	\$3,578.00
		<b>TERMS</b>	
		Sale asking	\$399,000.00
<b>UTILITIES</b>			
Sewer	City		
Water	Well		
Gas	Propane		
Electrical	100 amp		



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