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www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

FOR SALE



***82 East Litchfield Rd South
Litchfield, CT 06759***

**Rare Small Freestanding Building
Small Office (432 S/F) and
Multi use Garage (1,200 S/F)
Great Location Right Off of RTE 8
Industrial Zoned and Low Taxes
Offered at: \$245,000.00**





**Former Tree Service Facility
Large Yard for Outdoor Storage**



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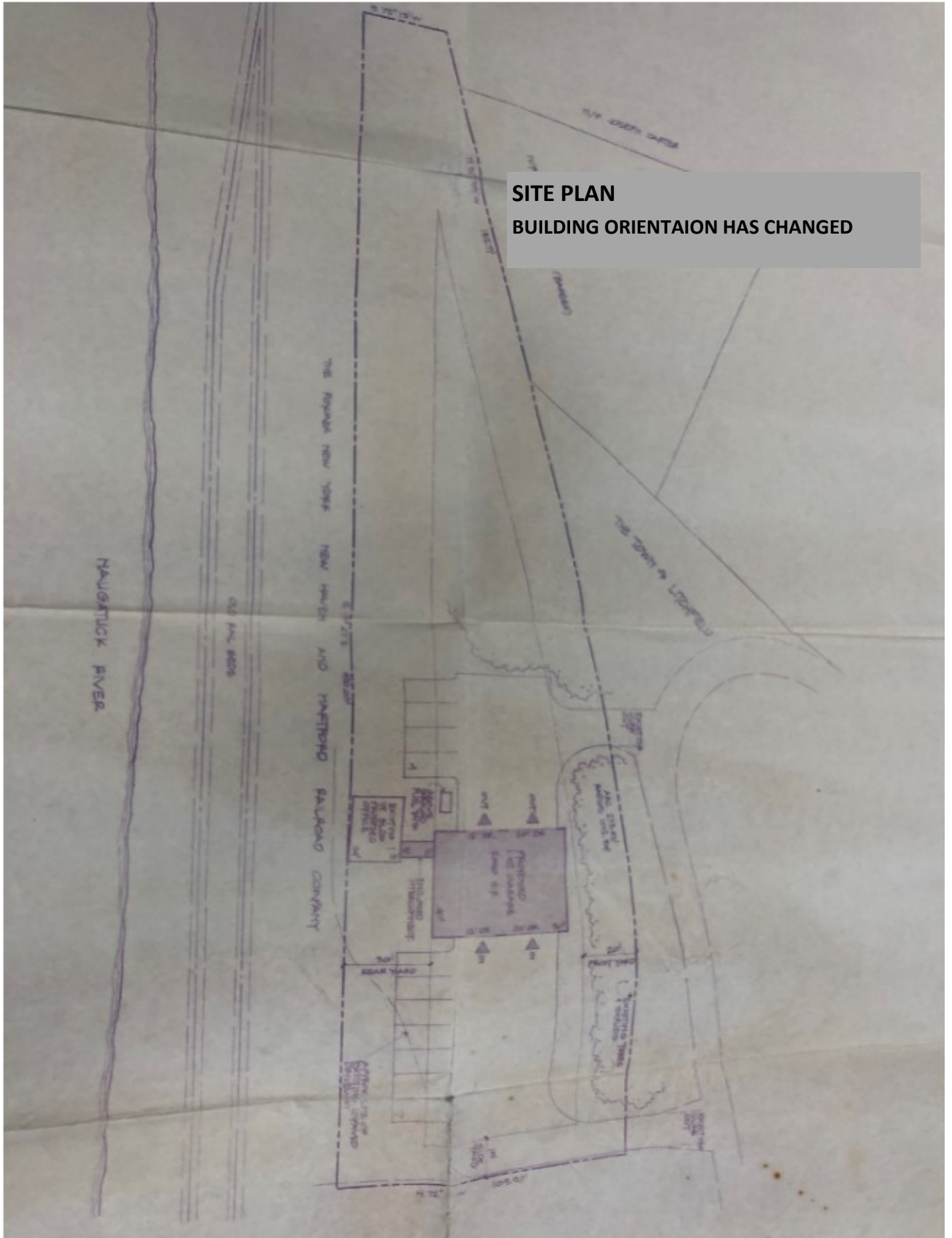
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SITE PLAN

BUILDING ORIENTAION HAS CHANGED



PROPERTY DATA FORM

PROPERTY ADDRESS 82 East Litchfield Road South

CITY, STATE Litchfield, CT 06759

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	1,632	Air Conditioning	No
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,632	Type of Heat	Propane
Warehouse - 1,200	Office - 432		
Avail docks	12 x 14		
Avail overhead doors	10 x 14		
Interior Construction	Wood Frame		
Ext. Construction	Steel		
Ceiling Height	16'		
Roof	Steel		
Date Built	Office updated 2004		

OTHER

Acres	.75
Zoning	Industrial
Rail Spur	Yes
State Route / Distance To...	Route 8/ .25 miles

TAXES

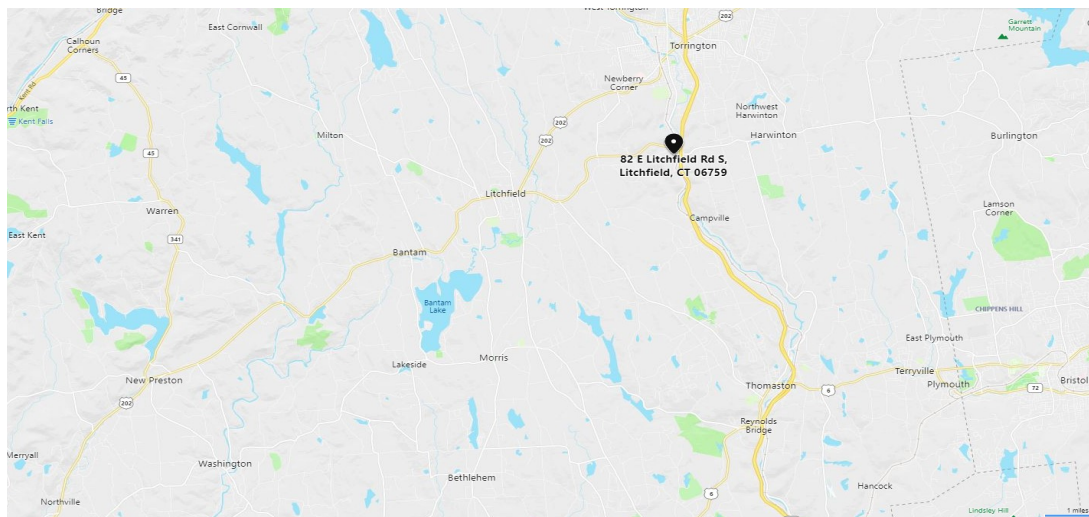
Assessment	\$105,570.00
Appraisal	
Mill Rate	27.70
Taxes	\$2,924.29

UTILITIES

Sewer	Septic
Water	Well
Gas	EverSource
Electrical	200 Amps 120/208 /Single phase

TERMS

Sale price	\$245,000.00
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