

CONTACT: ED GODIN, SIOR

E-mail: EgodinPB@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

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**



CONTACT: ED GODIN, SIOR

E-mail: EgodinPB@gmail.com

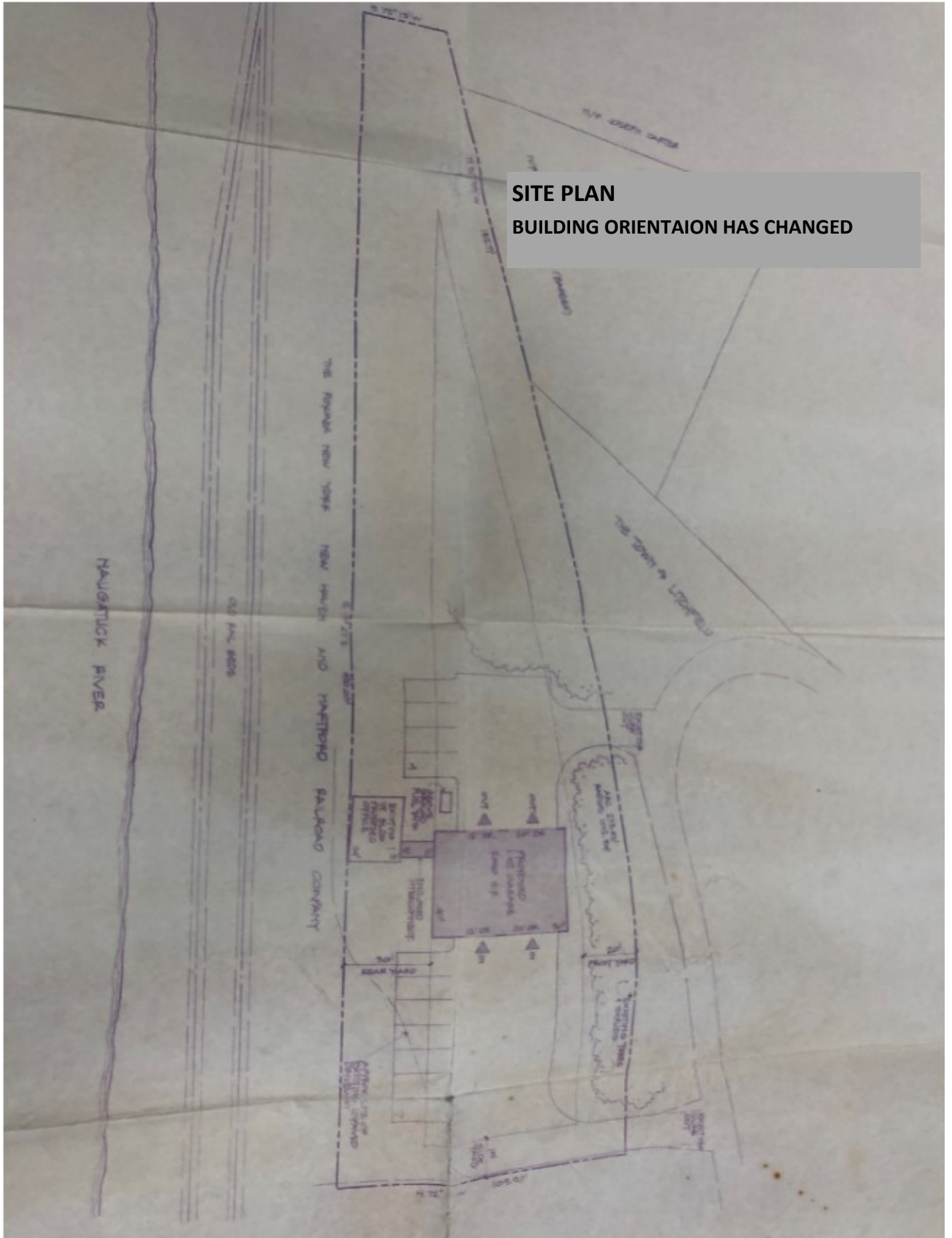
www.GodinPropertyBrokers.com

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



SITE PLAN

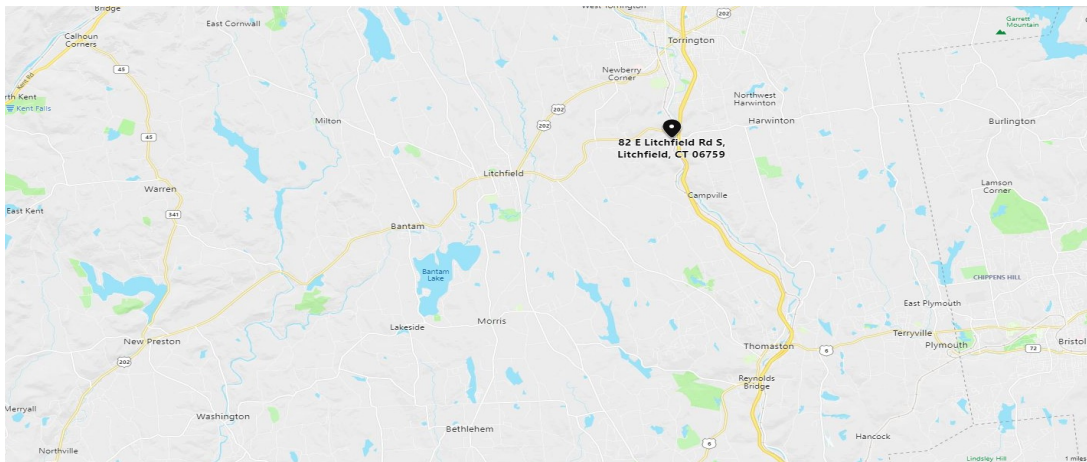
BUILDING ORIENTAION HAS CHANGED



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	OTHER	
Avail overhead doors	10 x 14	Acres	.75
Interior Construction	Wood Frame	Zoning	Industrial
Ext. Construction	Wood / Steel	Rail Spur	Yes
Ceiling Height	16'	State Route / Distance To...	Route 8/ .25 miles
Roof	Steel	TAXES	
Date Built	Office updated 2004/ Building 2002	Assessment	\$105,570.00
UTILITIES		Appraisal	
Sewer	Septic	Mill Rate	27.70
Water	Well	Taxes	\$2,924.29
Gas	EverSource	TERMS	
Electrical	200 Amps 120/208 /Single phase	Sale price	\$245,000.00



CONTACT: ED GODIN, SIOR
 E-mail: EgodinPB@gmail.com
 203-577-2277

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.