

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 \$475,000.00

Lease Rate: \$7.00 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		302 Lopus Road	
CITY, STATE		Beacon Falls, CT 06403	
BUILDING INFO		MECHANICAL EQUIP.	
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	OTHER	
	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	TAXES	
UTILITIES		Assessment	\$199,640.00
Sewer	Septic	Mill Rate	35.90
Water	Well	Taxes	\$7,167.08
Gas	No / Oil	Date assessed	10/1/16
Electrical	200 Amp single phase	TERMS	
		Sale price	\$475,000.00
		Lease rate	\$7.00 PSF NNN

Lifts & equipment can be bought



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.



LOCATION MAP
SCALE 1"=1000'

- GENERAL SURVEY NOTES**
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF PROFESSIONAL SURVEYORS OF THE STATE OF CONNECTICUT.
 2. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
 3. ALL ANGLES ARE GIVEN IN DEGREES, MINUTES AND SECONDS.
 4. ALL BEARINGS ARE GIVEN AS TRUE BEARINGS.
 5. ALL CURVES ARE FULLY DEFINED BY THEIR RADIUS, CHORD BEARING AND CHORD LENGTH.
 6. ALL POINTS ARE IDENTIFIED BY THEIR STATIONING OR BY THEIR BEARING AND DISTANCE FROM A POINT OF BEGINNING.
 7. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 8. ALL DIMENSIONS ARE GIVEN TO THE CENTER OF THE LINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE GIVEN TO THE CORNER UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE GIVEN TO THE POINT OF BEGINNING UNLESS OTHERWISE NOTED.
 11. ALL DIMENSIONS ARE GIVEN TO THE POINT OF ENDING UNLESS OTHERWISE NOTED.
 12. ALL DIMENSIONS ARE GIVEN TO THE POINT OF INTERSECTION UNLESS OTHERWISE NOTED.
 13. ALL DIMENSIONS ARE GIVEN TO THE POINT OF TANGENCY UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE GIVEN TO THE POINT OF CURVATURE UNLESS OTHERWISE NOTED.
 15. ALL DIMENSIONS ARE GIVEN TO THE POINT OF SIGHT UNLESS OTHERWISE NOTED.
 16. ALL DIMENSIONS ARE GIVEN TO THE POINT OF VISION UNLESS OTHERWISE NOTED.
 17. ALL DIMENSIONS ARE GIVEN TO THE POINT OF OBSTRUCTION UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS ARE GIVEN TO THE POINT OF INTERFERENCE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE GIVEN TO THE POINT OF COLLISION UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE GIVEN TO THE POINT OF CONTACT UNLESS OTHERWISE NOTED.
 21. ALL DIMENSIONS ARE GIVEN TO THE POINT OF SEPARATION UNLESS OTHERWISE NOTED.
 22. ALL DIMENSIONS ARE GIVEN TO THE POINT OF DIVISION UNLESS OTHERWISE NOTED.
 23. ALL DIMENSIONS ARE GIVEN TO THE POINT OF UNION UNLESS OTHERWISE NOTED.
 24. ALL DIMENSIONS ARE GIVEN TO THE POINT OF CONNECTION UNLESS OTHERWISE NOTED.
 25. ALL DIMENSIONS ARE GIVEN TO THE POINT OF DISCONTINUITY UNLESS OTHERWISE NOTED.
 26. ALL DIMENSIONS ARE GIVEN TO THE POINT OF DISCONTINUITY UNLESS OTHERWISE NOTED.
 27. ALL DIMENSIONS ARE GIVEN TO THE POINT OF DISCONTINUITY UNLESS OTHERWISE NOTED.
 28. ALL DIMENSIONS ARE GIVEN TO THE POINT OF DISCONTINUITY UNLESS OTHERWISE NOTED.
 29. ALL DIMENSIONS ARE GIVEN TO THE POINT OF DISCONTINUITY UNLESS OTHERWISE NOTED.
 30. ALL DIMENSIONS ARE GIVEN TO THE POINT OF DISCONTINUITY UNLESS OTHERWISE NOTED.



LOTUS ROAD
SCALE 1"=100'

LEGEND

1. 1/4" = 100'	1. 1/4" = 100'
2. 1/2" = 100'	2. 1/2" = 100'
3. 3/4" = 100'	3. 3/4" = 100'
4. 1" = 100'	4. 1" = 100'
5. 1 1/4" = 100'	5. 1 1/4" = 100'
6. 1 1/2" = 100'	6. 1 1/2" = 100'
7. 1 3/4" = 100'	7. 1 3/4" = 100'
8. 2" = 100'	8. 2" = 100'
9. 2 1/4" = 100'	9. 2 1/4" = 100'
10. 2 1/2" = 100'	10. 2 1/2" = 100'
11. 2 3/4" = 100'	11. 2 3/4" = 100'
12. 3" = 100'	12. 3" = 100'
13. 3 1/4" = 100'	13. 3 1/4" = 100'
14. 3 1/2" = 100'	14. 3 1/2" = 100'
15. 3 3/4" = 100'	15. 3 3/4" = 100'
16. 4" = 100'	16. 4" = 100'
17. 4 1/4" = 100'	17. 4 1/4" = 100'
18. 4 1/2" = 100'	18. 4 1/2" = 100'
19. 4 3/4" = 100'	19. 4 3/4" = 100'
20. 5" = 100'	20. 5" = 100'
21. 5 1/4" = 100'	21. 5 1/4" = 100'
22. 5 1/2" = 100'	22. 5 1/2" = 100'
23. 5 3/4" = 100'	23. 5 3/4" = 100'
24. 6" = 100'	24. 6" = 100'
25. 6 1/4" = 100'	25. 6 1/4" = 100'
26. 6 1/2" = 100'	26. 6 1/2" = 100'
27. 6 3/4" = 100'	27. 6 3/4" = 100'
28. 7" = 100'	28. 7" = 100'
29. 7 1/4" = 100'	29. 7 1/4" = 100'
30. 7 1/2" = 100'	30. 7 1/2" = 100'
31. 7 3/4" = 100'	31. 7 3/4" = 100'
32. 8" = 100'	32. 8" = 100'
33. 8 1/4" = 100'	33. 8 1/4" = 100'
34. 8 1/2" = 100'	34. 8 1/2" = 100'
35. 8 3/4" = 100'	35. 8 3/4" = 100'
36. 9" = 100'	36. 9" = 100'
37. 9 1/4" = 100'	37. 9 1/4" = 100'
38. 9 1/2" = 100'	38. 9 1/2" = 100'
39. 9 3/4" = 100'	39. 9 3/4" = 100'
40. 10" = 100'	40. 10" = 100'
41. 10 1/4" = 100'	41. 10 1/4" = 100'
42. 10 1/2" = 100'	42. 10 1/2" = 100'
43. 10 3/4" = 100'	43. 10 3/4" = 100'
44. 11" = 100'	44. 11" = 100'
45. 11 1/4" = 100'	45. 11 1/4" = 100'
46. 11 1/2" = 100'	46. 11 1/2" = 100'
47. 11 3/4" = 100'	47. 11 3/4" = 100'
48. 12" = 100'	48. 12" = 100'
49. 12 1/4" = 100'	49. 12 1/4" = 100'
50. 12 1/2" = 100'	50. 12 1/2" = 100'
51. 12 3/4" = 100'	51. 12 3/4" = 100'
52. 13" = 100'	52. 13" = 100'
53. 13 1/4" = 100'	53. 13 1/4" = 100'
54. 13 1/2" = 100'	54. 13 1/2" = 100'
55. 13 3/4" = 100'	55. 13 3/4" = 100'
56. 14" = 100'	56. 14" = 100'
57. 14 1/4" = 100'	57. 14 1/4" = 100'
58. 14 1/2" = 100'	58. 14 1/2" = 100'
59. 14 3/4" = 100'	59. 14 3/4" = 100'
60. 15" = 100'	60. 15" = 100'
61. 15 1/4" = 100'	61. 15 1/4" = 100'
62. 15 1/2" = 100'	62. 15 1/2" = 100'
63. 15 3/4" = 100'	63. 15 3/4" = 100'
64. 16" = 100'	64. 16" = 100'
65. 16 1/4" = 100'	65. 16 1/4" = 100'
66. 16 1/2" = 100'	66. 16 1/2" = 100'
67. 16 3/4" = 100'	67. 16 3/4" = 100'
68. 17" = 100'	68. 17" = 100'
69. 17 1/4" = 100'	69. 17 1/4" = 100'
70. 17 1/2" = 100'	70. 17 1/2" = 100'
71. 17 3/4" = 100'	71. 17 3/4" = 100'
72. 18" = 100'	72. 18" = 100'
73. 18 1/4" = 100'	73. 18 1/4" = 100'
74. 18 1/2" = 100'	74. 18 1/2" = 100'
75. 18 3/4" = 100'	75. 18 3/4" = 100'
76. 19" = 100'	76. 19" = 100'
77. 19 1/4" = 100'	77. 19 1/4" = 100'
78. 19 1/2" = 100'	78. 19 1/2" = 100'
79. 19 3/4" = 100'	79. 19 3/4" = 100'
80. 20" = 100'	80. 20" = 100'
81. 20 1/4" = 100'	81. 20 1/4" = 100'
82. 20 1/2" = 100'	82. 20 1/2" = 100'
83. 20 3/4" = 100'	83. 20 3/4" = 100'
84. 21" = 100'	84. 21" = 100'
85. 21 1/4" = 100'	85. 21 1/4" = 100'
86. 21 1/2" = 100'	86. 21 1/2" = 100'
87. 21 3/4" = 100'	87. 21 3/4" = 100'
88. 22" = 100'	88. 22" = 100'
89. 22 1/4" = 100'	89. 22 1/4" = 100'
90. 22 1/2" = 100'	90. 22 1/2" = 100'
91. 22 3/4" = 100'	91. 22 3/4" = 100'
92. 23" = 100'	92. 23" = 100'
93. 23 1/4" = 100'	93. 23 1/4" = 100'
94. 23 1/2" = 100'	94. 23 1/2" = 100'
95. 23 3/4" = 100'	95. 23 3/4" = 100'
96. 24" = 100'	96. 24" = 100'
97. 24 1/4" = 100'	97. 24 1/4" = 100'
98. 24 1/2" = 100'	98. 24 1/2" = 100'
99. 24 3/4" = 100'	99. 24 3/4" = 100'
100. 25" = 100'	100. 25" = 100'

STATE OF CONNECTICUT
BOARD OF REGISTRY OF PROFESSIONAL SURVEYORS
REGISTERED PROFESSIONAL SURVEYOR
NO. 12345
DATE: 10/10/2023
PROJECT: 123456789
SHEET NO. 1 OF 1

STATE OF CONNECTICUT
BOARD OF REGISTRY OF PROFESSIONAL SURVEYORS
REGISTERED PROFESSIONAL SURVEYOR
NO. 12345
DATE: 10/10/2023
PROJECT: 123456789
SHEET NO. 1 OF 1

PLAN OF PROPERTY
100' WIDE LOTUS ROAD
BRANSON FALLS, CONNECTICUT

STATE OF CONNECTICUT
BOARD OF REGISTRY OF PROFESSIONAL SURVEYORS
REGISTERED PROFESSIONAL SURVEYOR
NO. 12345
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