

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 +/- 3,600 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 \$349,000.00

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	+/- 3,600	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	\$349,000.00
Gas	Propane		
Electrical	200 Amp		
	208 v 3 phase (Buyer to verify)		

Tack business can be purchased



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