

FOR SALE

**344 Watertown Road
Thomaston, CT 06787**



2,506 +/- square foot Professional Office Building on .49 acres

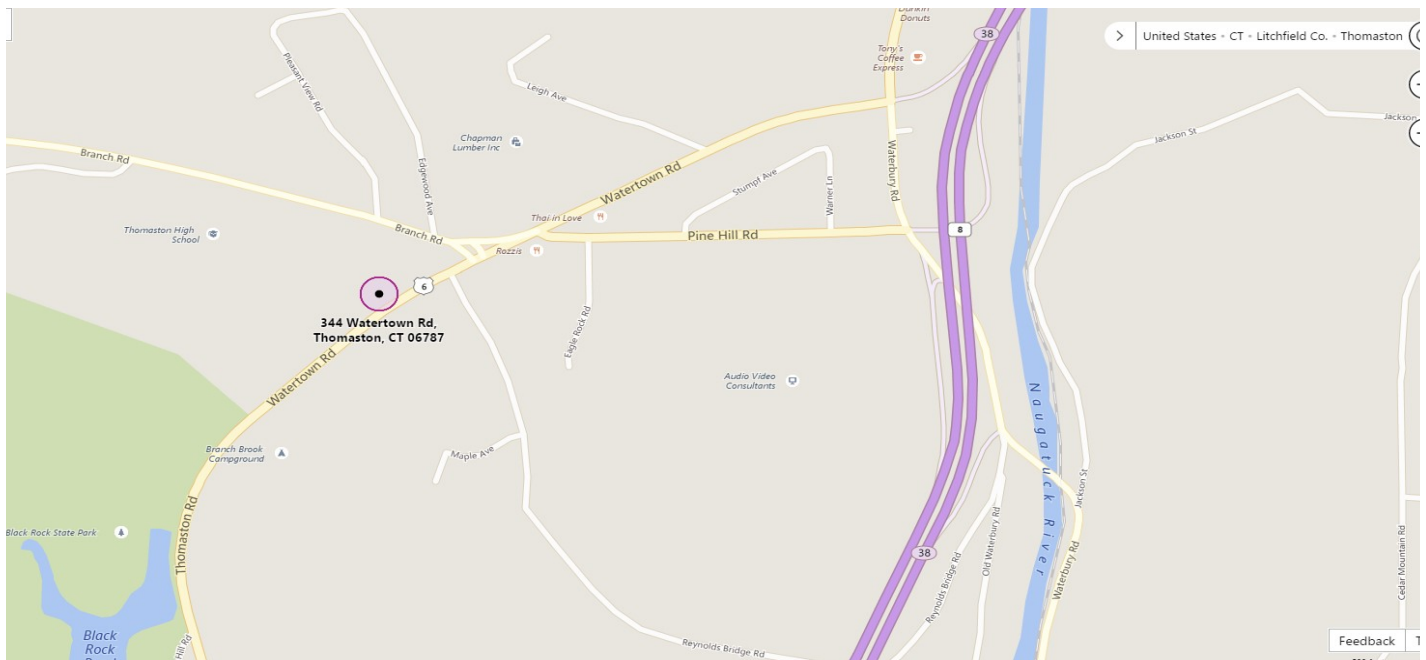
- **Previous medical facility (30+ years)**
- **1,210 +/- square foot Apartment (Upper Level - 2 bedrooms)**
- **Ideal for Professional Owner/ User/ Investor**
- **Excellent Visibility on busy Route 6 with easy access to Route 8**
- **Ample parking**

Sale Asking price: \$219,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	344 Watertown Road
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	2,506 +/- S/F	Air Conditioning	Central
Ext. Construction	Siding	Sprinkler / Type	No
Roof	Gable - shingles	Type of Heat	Oil - Forced Air
Date Built	1854	OTHER	
		Total avail / acres	.49 acres
		Zoning	RA80A
		Parking	Ample
		State Route / Distance To...	RTE 8 1/2 mile
		TAXES	
		Assessment	\$159,730.00
		Mill Rate	34.07
		Taxes	\$5,442
		TERMS	
		Asking price	\$219,000.00
UTILITIES			
Sewer	Septic - sewer available		
Water	City		
Gas	No- Gas on Street		
Electrical			



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Office



**Apartment
Kitchen**

