



CONTACT: BRIAN GODIN or  
MIKE GRIEDER  
E-mail: Bgodinpb@gmail.com  
mgrieder.gpb@gmail.com  
www.GodinPropertyBrokers.com  
Phone: 203-577-2277 Fax: 203-577-2100  
850 Straits Turnpike, Suite 101

# FOR SALE

97 North Main Street  
Beacon Falls, CT 06403



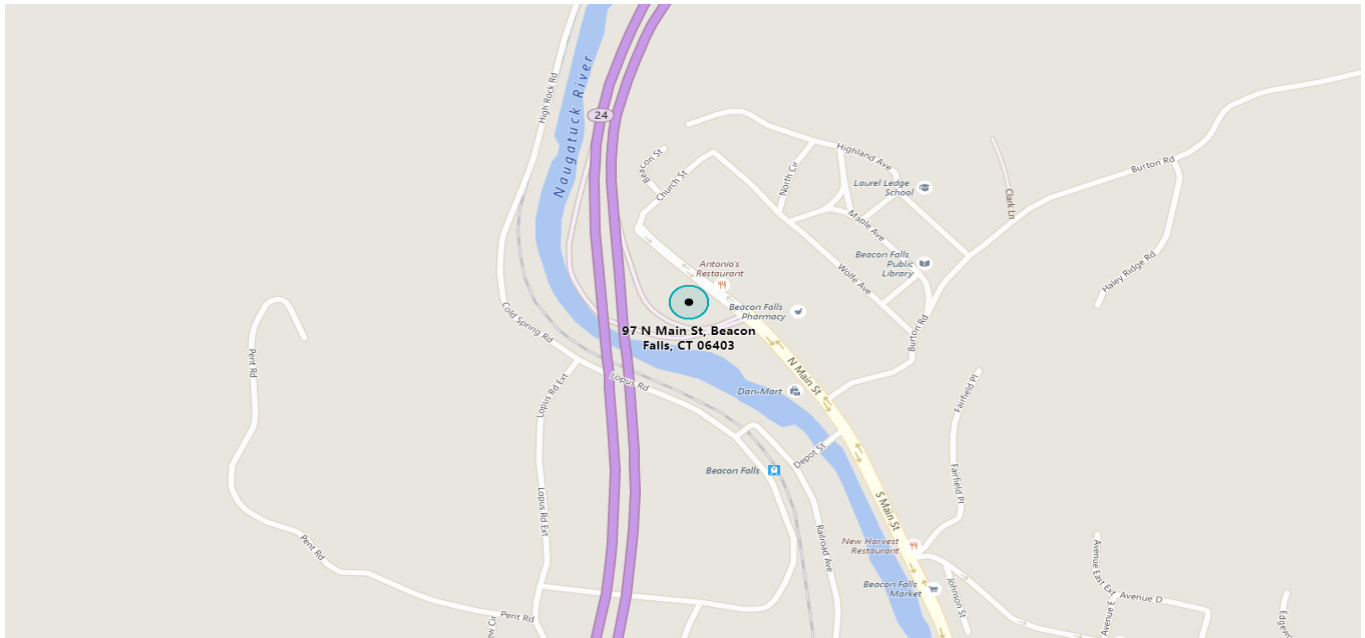
**Business Zoned**  
**1739 S/F Victorian Colonial**  
**7 rooms + detached garage**  
**Ideal for professional office user/ owner**  
**Located on busy North Main Street**  
**Immediate access to RTE 8**

**Asking price \$219,000.00**

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.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		97 North Main Street	
<b>CITY, STATE</b>		Beacon Falls , CT 06403	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,739 S/F	Air Conditioning	Central -2016
Number of floors	2	Sprinkler / Type	No
Avail S/F	3 Bedrooms/ 2 Bath	Type of Heat	Oil F/A- 2014
		<b>OTHER</b>	
		Acres	.35
Ext. Construction	Aluminum siding	Zoning	B 1
Ceiling Height		Parking	Ample
Roof	Shingles	State Route / Distance To...	0 miles
Date Built	1900	<b>TAXES</b>	
		Assessment	\$138,700.00
		Mill Rate	35.9
		Taxes	\$4,979.33
		<b>TERMS</b>	
		Sale price	\$219,000.00
<b>UTILITIES</b>			
Sewer	City		
Water	City		
Gas	Oil		
Electrical	100 Amps		



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