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FOR SALE

97 North Main Street
Beacon Falls, CT 06403



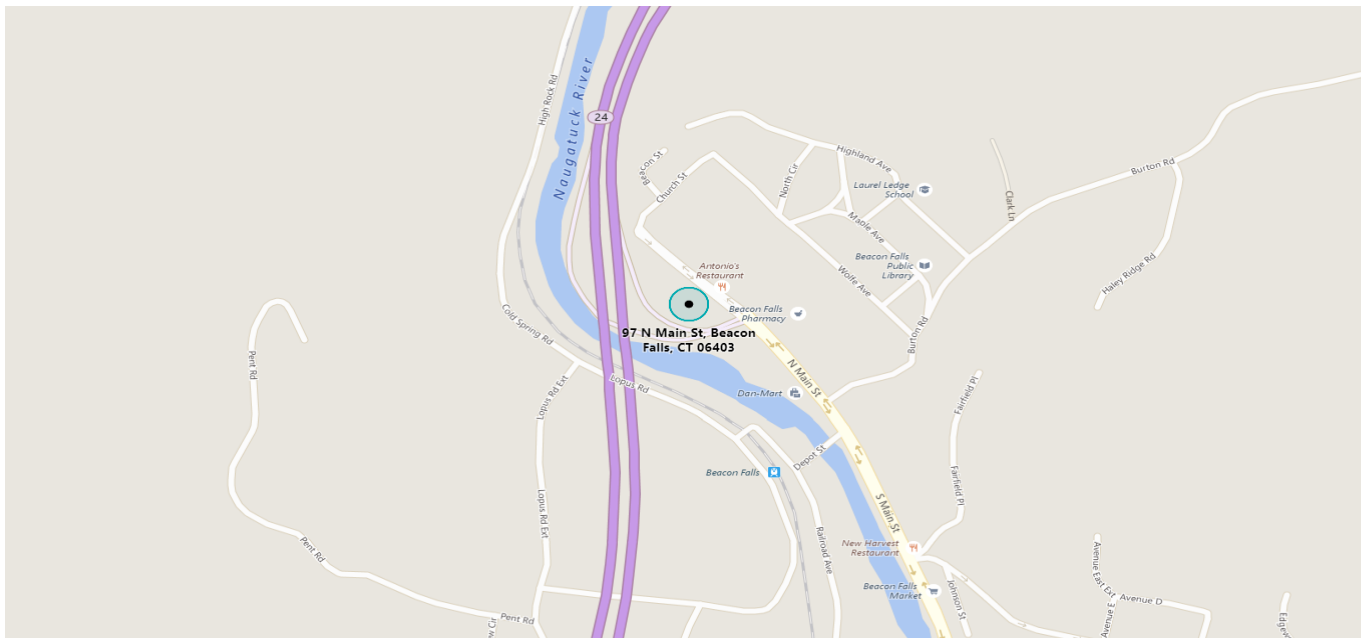
Business Zoned
1739 S/F Victorian Colonial
7 rooms + detached garage
Ideal for professional office user/ owner
Located on busy North Main Street
Immediate access to RTE 8

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

PROPERTY ADDRESS		97 North Main Street	
CITY, STATE		Beacon Falls , CT 06403	
BUILDING INFO		MECHANICAL EQUIP.	
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
		OTHER	
		Acres	.35
Ext. Construction	Vinyl	Zoning	B 1
Ceiling Height		Parking	Ample
Roof	Shingles	State Route / Distance To...	0 miles
Date Built	1900	TAXES	
		Assessment	\$138,700.00
		Mill Rate	35.9
		Taxes	\$4,979.33
		TERMS	
		Sale price	\$219,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	Oil		
Electrical	100 Amps		



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