

**FOR LEASE**



**395 Davis Street  
Oakville, CT 06795**

**Neighborhood Takeout Restaurant / Office/ Retail  
Great Location with Onsite Parking  
Lots of Street Frontage  
Restaurant 1,200 S/F \$1,700 Gross + Utilities  
With Bonus Studio Office (350 S/F ) for an Extra  
\$300.00 per mo.  
Retail/ Office 600 S/F \$750 Gross + Utilities**



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.





Restaurant has Hood, Walk-in , Sink & Brick Oven



Retail/ Office 600 S/F



**CONTACT: MICHAEL GRIEDER**

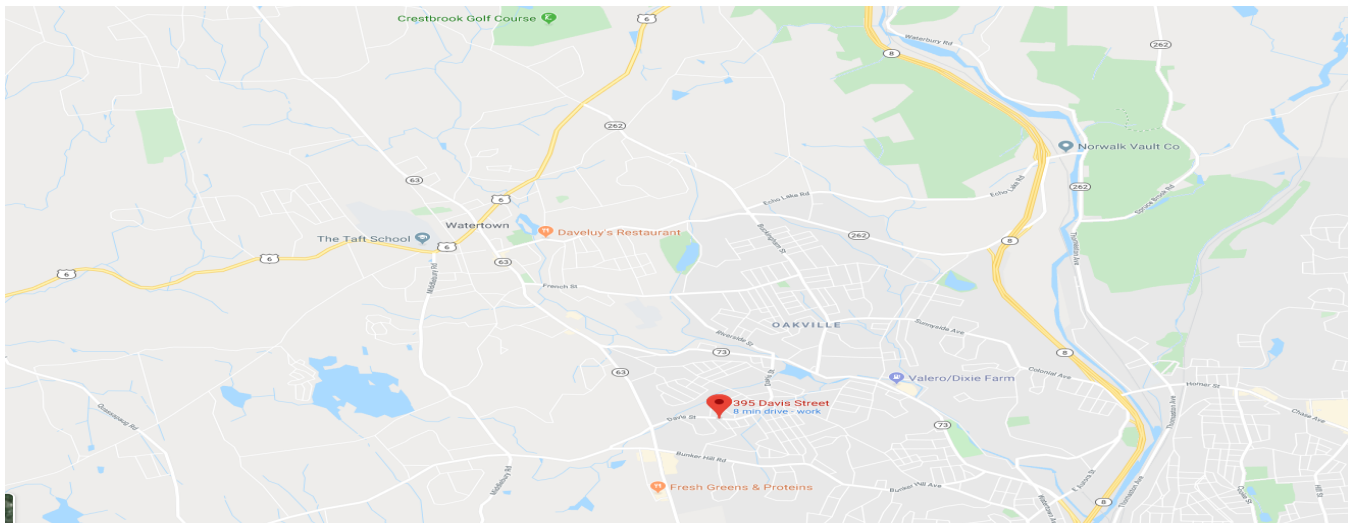
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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>395 Davis Street</b>	
<b>CITY, STATE</b>		<b>Oakville, CT 06779</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3,740	Air Conditioning	
Number of floors	1	Sprinkler / Type	
Avail S/F	2,150	Type of Heat	Forced Hot Air
Ext. Construction	Vinyl Siding	<b>OTHER</b>	
Ceiling Height	8'	Acres	.28
Roof	Asphalt Shingle	Zoning	Commercial
Date Built	1955	Parking	On Site
		State Route / Distance To...	Route 8/ 2.5 miles
		<b>TAXES</b>	
		Assessment	\$238,000.00
		Appraisal	
		Mill Rate	30.89
		Taxes	\$7,351.82
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Restaurant	\$1,700 Gross. + utilities
Water	City	Office/ Retail	\$750 Gross + utilities
Gas	EverSource		
Electrical	Separate		



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