

**FOR SALE**



1,840 S/F +/-

**246 New Milford Turnpike  
Washington, CT 06777**

**Former 1840 General Store  
Located on Busy RTE 202 at a light  
on 'East Aspetuck River'  
Make it your own...  
Stunning Quaint Setting  
Sale Price: \$149,000.00**

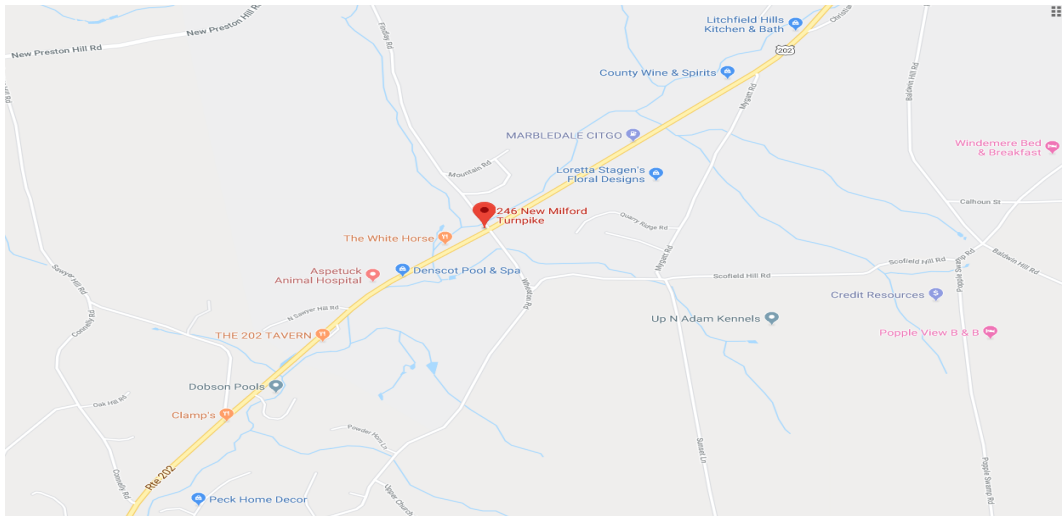






# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>246 New Milford Turnpike</b>	
<b>CITY, STATE</b>		<b>Washington, CT 06777</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,840 +/-	Air Conditioning	None
Number of floors	2	Sprinkler / Type	None
Avail S/F	1,840 +/-	Type of Heat	Wood Stove / None
Ext. Construction		<b>OTHER</b>	
Ceiling Height		Acres	.10
Roof		Zoning	Commercial
Date Built	1840	Parking	
		State Route / Distance To...	Route 202
<b>UTILITIES</b>		<b>TAXES</b>	
	<b>Tenant/Buyer to Verify</b>	Assessment	\$60,470.00
Sewer	None /Approved	Appraisal	\$86,385.00
Water	None /Approved	Mill Rate	14.25
Gas	None	Taxes	\$861.69
Electrical	200 Amps	<b>TERMS</b>	
		Sale	\$149,000.00



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