

**FOR SALE**



**554, 577-581 Main St  
Oakville, CT 06779**

**Prime Retail Opportunity  
Previous Auto dealer  
11,709 +/- S/F Retail/ Repair Shop  
Great Frontage on busy Rte 73  
Four lots Equaling 3.24 Acres  
Asking Price: \$1,290,000.00**





**554 MAIN STREET**

Building Size: 11,709 S/F  
 Acres: 1.10  
 Zoning: BG  
 Utilities:  
 Gas: No  
 Electric: EverSource  
 City Water: Yes  
 City Sewer: Yes  
 Heat: Oil  
 A/C: Windows  
  
 Appraised: \$773,100.00  
 Assessed: \$541,200.00



**577-581 MAIN STREET**

Building Size: 2,400 S/F  
 Acres: .80  
 Zoning: BG  
 Utilities:  
 Gas: No  
 Electric: No  
 City Water: Yes  
 City Sewer: No  
 Heat: N/A  
 A/C: N/A  
  
 Appraised: \$161,800.00  
 Assessed: \$113,200.00



**REAR LOT-15**

Acres: 1.20  
 Zoning: BG  
 Utilities:  
 Gas:  
 Electric:  
 City Water:  
 City Sewer:  
 Heat: N/A  
 A/C: N/A



**609 MAIN STREET**

House: 1,414 S/F  
 3 Bed/ 1 bath  
 Acres: .14  
 Zoning: BG  
 Utilities:  
 Gas: No  
 Electric: EverSource  
 City Water: Yes  
 City Sewer: Yes  
 Heat: Oil  
 A/C: None  
  
 Appraised: \$162,300.00  
 Assessed: \$113,600.00

Total Appraisal: \$1,097,200.00

Total Assessed: \$768,000.00

**CONTACT: BRIAN GODIN**

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[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

*554 Main Street Oakville, CT 06779*

11,709 S/F Commercial Building  
Lower Level Repair Shop  
9 Drive in Service Bays  
Equipment Included



Retail Frontage  
Oversized Lot



960 S/F Rear Storage Building



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***577-581 Main Street***

Retail Lot  
.80 Acres  
Includes 2,400 +/- S/F Barn



***Rear Lot Main Street***

1.20 Acres Open Land  
Along Rear Property Line  
Increase Parking/ Storage  
Opportunities



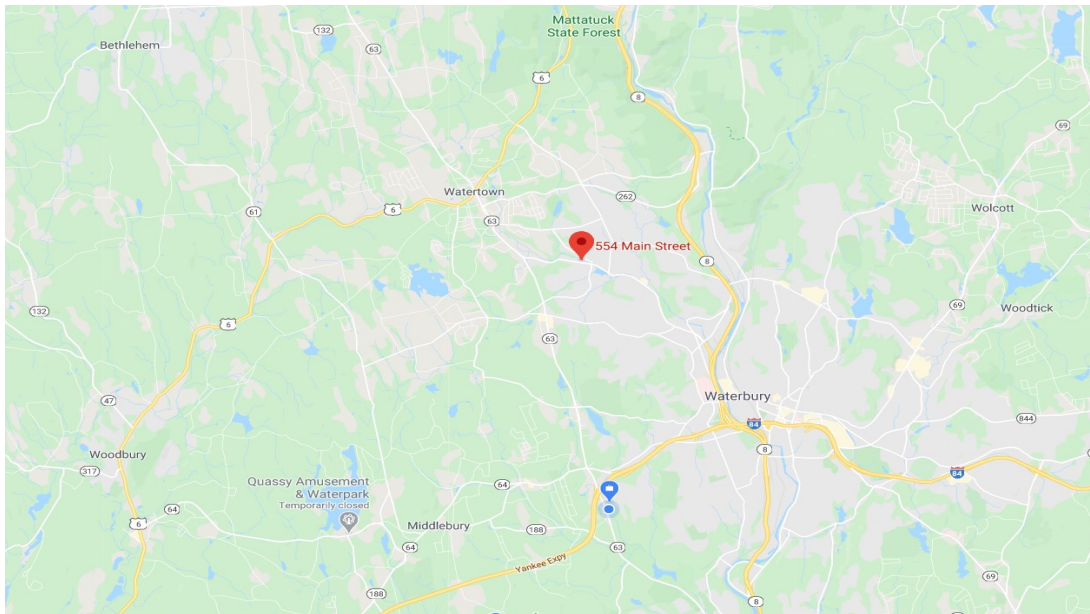
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*609 Main Street  
3 Bedroom Home  
1 Bath  
Added Income or Additional  
Parking*



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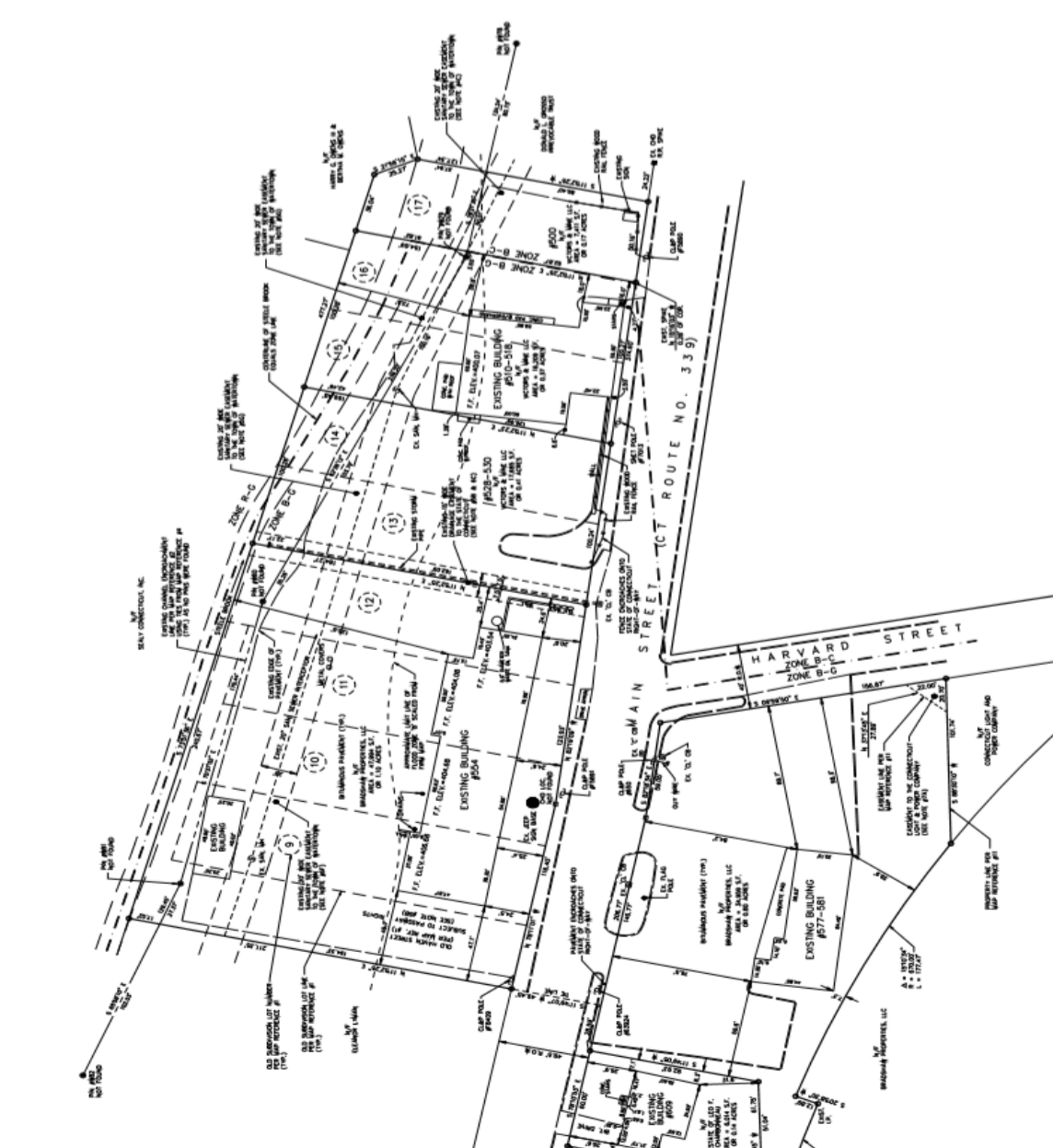
**LAND REFERENCES**

- 1) TO THE SOUTH, THE BOUNDARY BEING TO CORNER 1, SHEET 104-10-100.
- 2) TO THE NORTH, THE BOUNDARY BEING TO CORNER 1, SHEET 104-10-100.
- 3) TO THE WEST, THE BOUNDARY BEING TO CORNER 1, SHEET 104-10-100.
- 4) TO THE EAST, THE BOUNDARY BEING TO CORNER 1, SHEET 104-10-100.
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- 17) TO THE SOUTH, THE BOUNDARY BEING TO CORNER 1, SHEET 104-10-100.
- 18) TO THE NORTH, THE BOUNDARY BEING TO CORNER 1, SHEET 104-10-100.
- 19) TO THE WEST, THE BOUNDARY BEING TO CORNER 1, SHEET 104-10-100.
- 20) TO THE EAST, THE BOUNDARY BEING TO CORNER 1, SHEET 104-10-100.

**NOTES**

- 1) PROPERTY LOTS 10-14 & 15-16.
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PROPERTY LOTS 10-14 & 15-16.



**MAP OF PROPERTIES**  
**VICTORS & MINE, LLC**  
 BRADSHAW PROPERTIES, LLC  
 ESTATE OF LEO F. CHARBONNEAU  
 MEYERS ASSOCIATES P.C.

DATE: 5-2-03  
 SCALE: 1" = 20'  
 SHEET: 1 OF 1

MEYERS ASSOCIATES P.C.  
 1000 WEST 1000 NORTH  
 SALT LAKE CITY, UT 84119  
 TEL: 801-487-1000  
 FAX: 801-487-1001  
 WWW.MEYERSASSOCIATES.COM

PROPERTY LOTS 10-14 & 15-16.