

**FOR SALE**



**229 - 231 Oxford Road  
Oxford, CT 06478**

**Landmark Restaurant  
The Brookside Inn  
+/- 7,100 S/F on 2.53 Acres  
Highly Successful Turnkey Business and Real Estate  
Also Includes (+/- 2,784 S/F) House  
with Rental Income  
Offered at: \$999,999.00**





15,000 Cars Daily per CT DOT  
400 + Feet of Frontage on  
State RTE 67



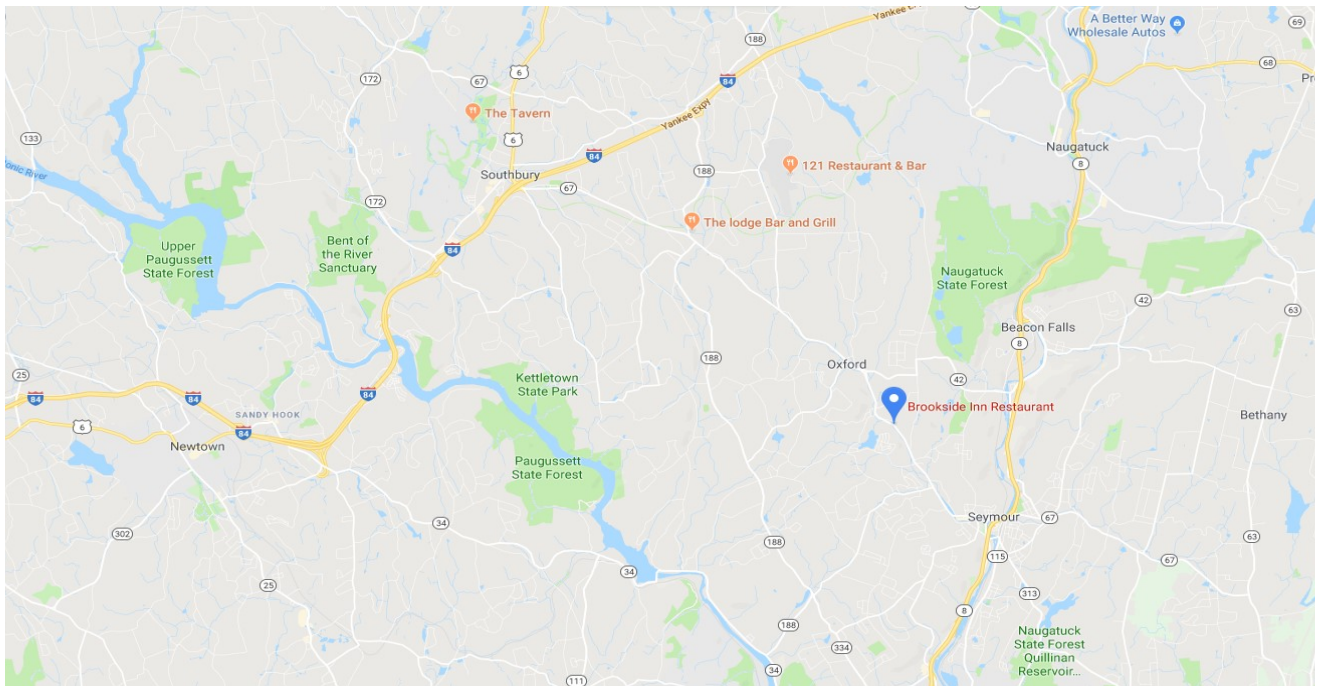
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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		229 - 231 Oxford Road	
<b>CITY, STATE</b>		Oxford, CT 06478	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	14,159 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	14,159 +/-	Type of Heat	Natural Gas
Ext. Construction	Vinyl Siding	<b>OTHER</b>	
Ceiling Height	9'	Acres	2.53
Roof	Shingle Asphalt	Zoning	Commercial
Date Built	Restaurant - 1940	Parking	Ample
	House - 1935	State Route / Distance To...	Route 67
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	Septic	Assessment	\$555,900.00
Water	Well	Appraisal	\$794,100.00
Gas	EverSource	Mill Rate	24.21
Electrical		Taxes	\$19,225.16
		<b>TERMS</b>	
		Sale	\$999,999.00

5,800 S/F Restaurant / Bar with Seating for 160 plus a Deck and a 1,300 S/F Lower Level Private Party Room with it's Own Bar and Seating for 85.  
 Located in Close Proximity to New Large Retail & Residential Development

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229 & 231 Oxford Rd, Oxford (Apartment Above Restaurant )

