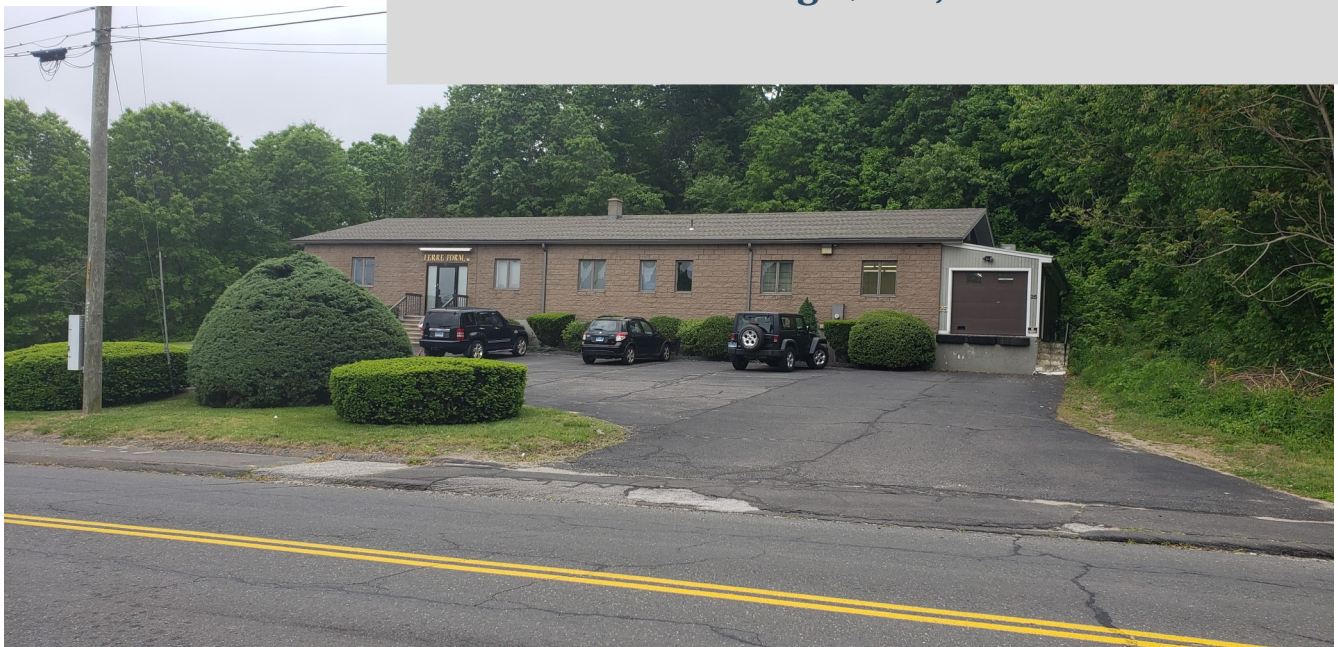


FOR SALE



**25 Falls Ave
Oakville, CT 06779**

**Rare Stand Alone 5,936 +/- S/F Industrial Building
2.1 Acres - Expandable - IG80 Zoning
Extra Clean with Heavy Power
New Roof and HVAC 2019
Loading Dock - Potential Drive-in
Asking: \$465,000.00**

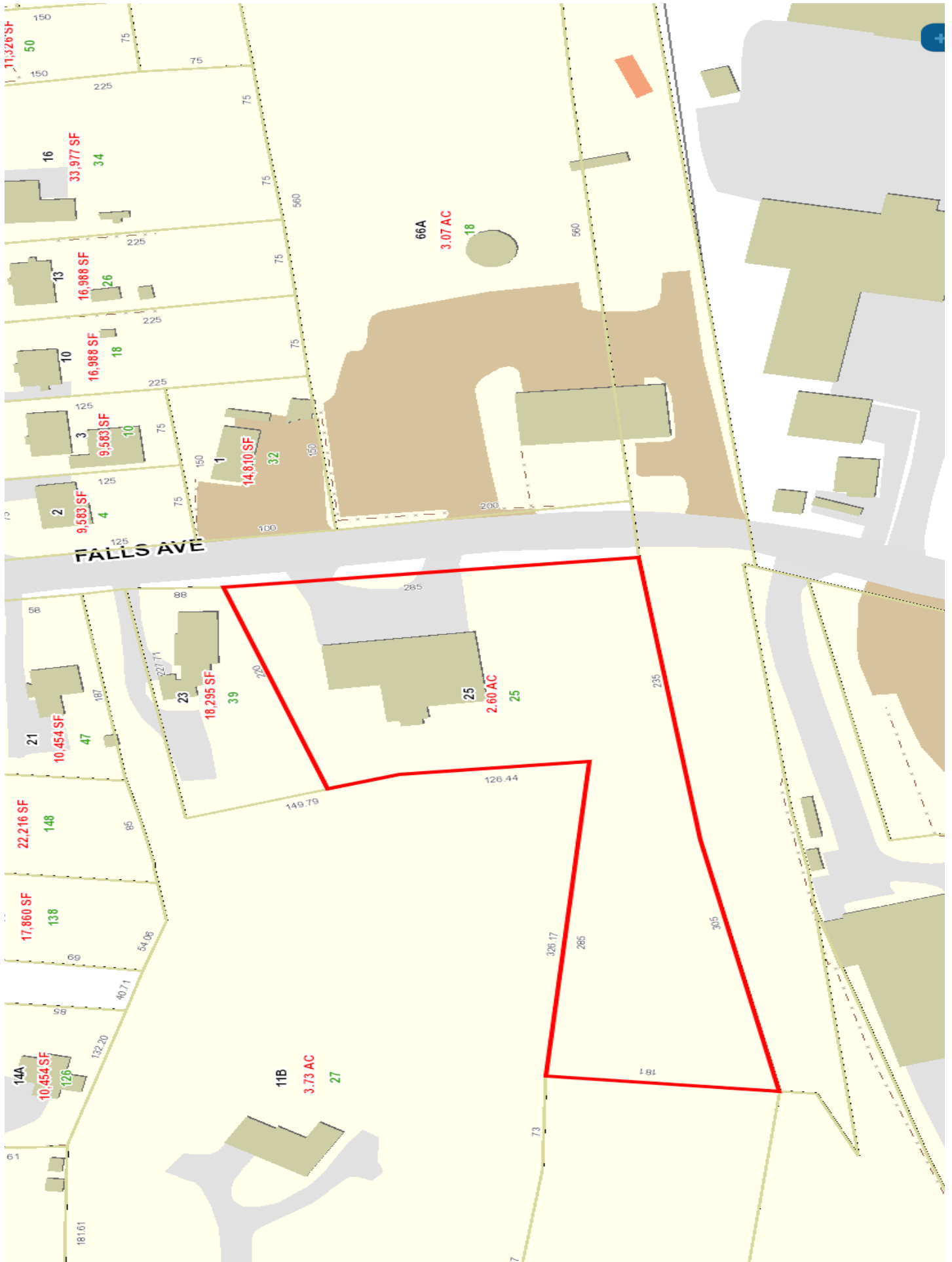


Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial

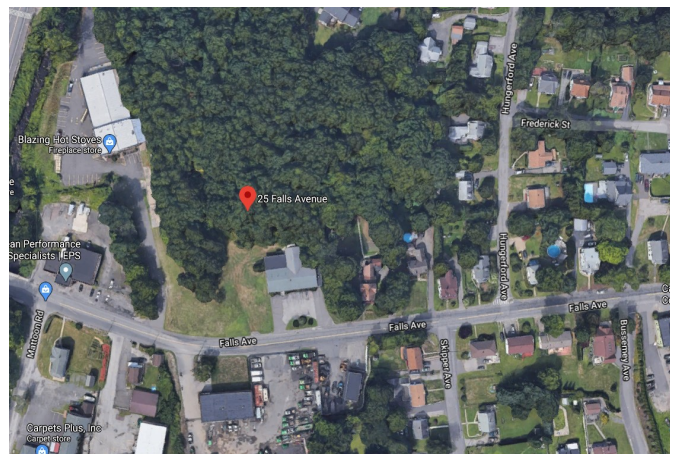
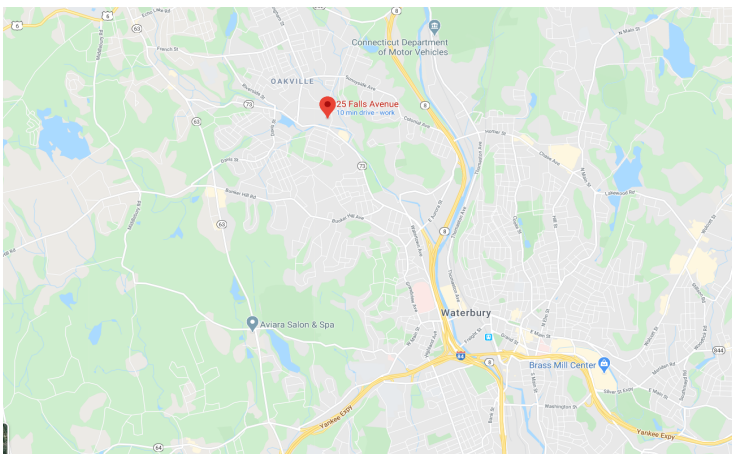


CONTACT: BRIAN GODIN
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www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100



PROPERTY DATA FORM

PROPERTY ADDRESS		25 Falls Ave	
CITY, STATE		Oakville, CT 06779	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,936 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	
Avail S/F	5,936 +/-	Type of Heat	Oil/ FA
Office Space	500 S/F	OTHER	
Total/ Avail Docks	1	Acres	2.1
Ext. Construction	Concrete/ Block	Zoning	IG 80
Ceiling Height	10'	Parking	Ample
Roof	Gable - New 2019	State Route / Distance To...	
Date Built	1970	TAXES	
UTILITIES		Tenant/Buyer to Verify	
Sewer	City	Assessment	\$211,600.00
Water	City	Appraisal	\$302,200.00
Gas	EverSource	Mill Rate	33.59
Electrical	400 Amp/ 3Ph	Taxes	\$7,107.65
		TERMS	
		Sale	\$465,000.00



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