

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
 Mill Rate: 33.59
 Taxes: \$18,178.91

A



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
 Mill Rate: 33.59
 Taxes: \$3,802.39

B



REAR LOT-15

Acres: 1.20
 Zoning: BG
 Utilities:
 Gas:
 Electric:
 City Water:
 City Sewer:
 Heat: N/A
 A/C: N/A
 Appraised: \$122,900.00
 Assessed: \$86,000.00
 Mill Rate: 33.59
 Taxes: \$2,888.74

C



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
 Mill Rate: 33.59
 Taxes: \$3,815.82

D

Total Appraisal: \$1,097,200.00

Total Assessed: \$768,000.00

Total Taxes: \$28,685.86

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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



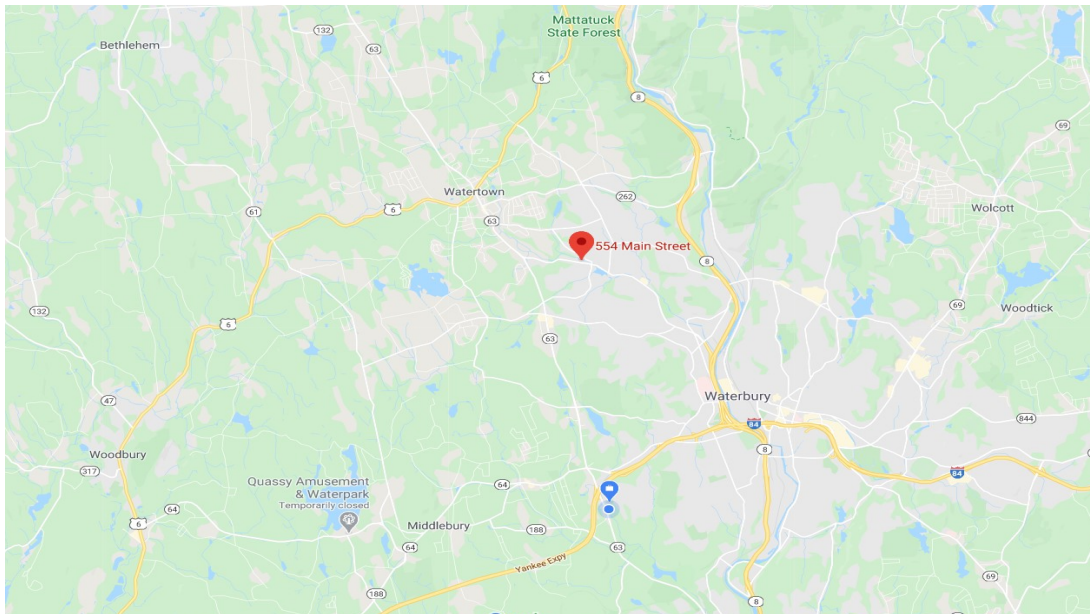
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*609 Main Street
3 Bedroom Home
1 Bath
Added Income or Additional
Parking*



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