

**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



**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



**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



**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

Total Appraisal: \$1,097,200.00

Total Assessed: \$768,000.00

Total Taxes: \$28,685.86

**CONTACT: BRIAN GODIN**

E-mail: [BgodinPB@gmail.com](mailto:BgodinPB@gmail.com)

[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



**CONTACT: BRIAN GODIN**

E-mail: [BgodinPB@gmail.com](mailto:BgodinPB@gmail.com)

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

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

***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



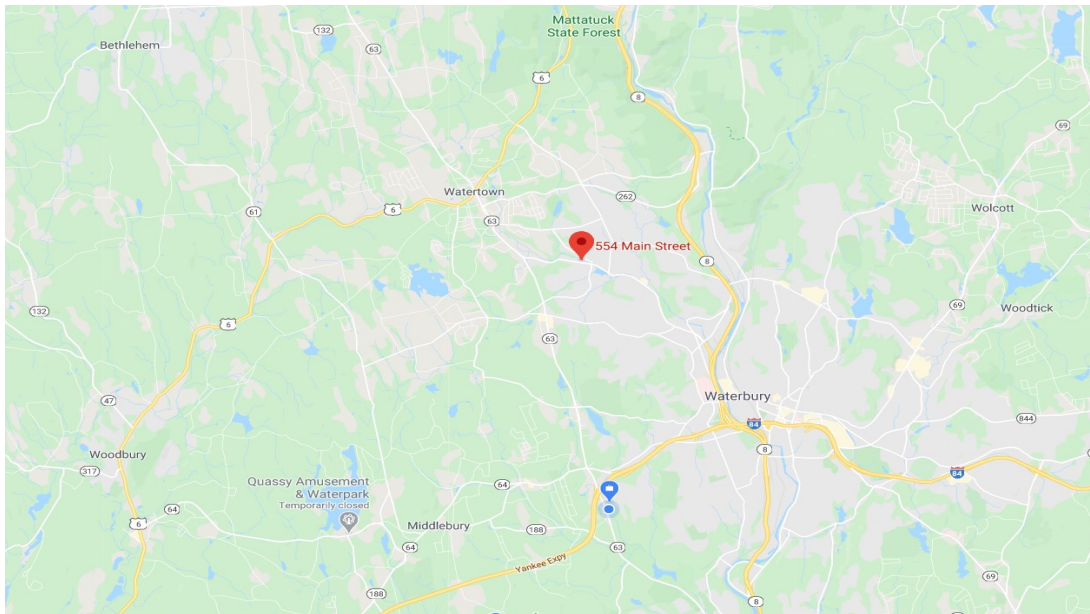
**CONTACT: BRIAN GODIN**

E-mail: [BgodinPB@gmail.com](mailto:BgodinPB@gmail.com)

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

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

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



**CONTACT: BRIAN GODIN**

E-mail: [BgodinPB@gmail.com](mailto:BgodinPB@gmail.com)

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

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

