

FOR SALE

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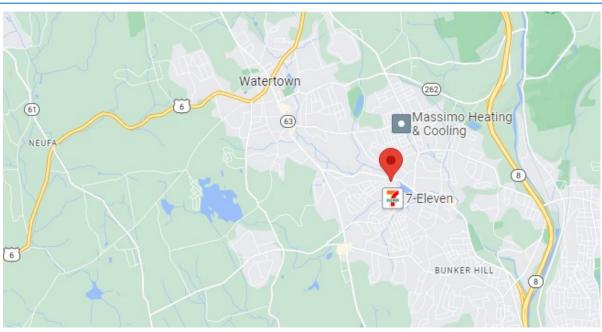


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PROPERTY DATA FORM

| PROPERTY ADDRESS | 471 Main Street | |
|------------------|--------------------|--|
| CITY, STATE | Oakville, CT 06779 | |

| BUILDING INFO | | MECHANICAL EQUIP. | |
|-------------------|------------------------|------------------------------|-----------------------------------|
| Total S/F | 10,000 | Air Conditioning | Central air |
| Avail S/F | 4,000+/- | Sprinkler / Type | |
| Ext. Construction | Masonary | Type of Heat | Gas F/A |
| | | OTHER | |
| Ceiling Height | 9' | Zoning | _ |
| Roof | Tar/Gravel | Parking | Ample |
| Date Built | 1980 | State Route / Distance To | Route 8/ 2.5 miles |
| | | TAXES | |
| | | Assessment | _ |
| | | Mill Rate | |
| UTILITIES | Tenant/Buyer to Verify | Taxes | |
| Sewer | City | | _ |
| Water | City | TERMS | |
| Gas | Eversource | Sale Price | \$175,000.00 |
| Electrical | 200 Amps | Rental Terms | \$4,200.00 Monthly + Utilities |



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