

FOR SALE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**471 Main Street
Oakville, CT 06779**

Vintage 471 Restaurant
4,000+/- S/F Fully Equipped Restaurant
Beautiful condition with Many Upgrades
Includes All Equipment
2022 Gross Sales \$680,000.00
Long term Lease Available

~~**Asking: \$275,000.00**~~

PRICE REDUCED!!! \$175,000.00



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

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	Masonry	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		Taxes	
Sewer	City		
Water	City		
Gas	Eversource	TERMS	
Electrical	200 Amps	Sale Price	\$175,000.00
		Rental Terms	\$4,200.00 Monthly + Utilities



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Godin Property Brokers LLC

★★★★★ Commercial / Industrial



