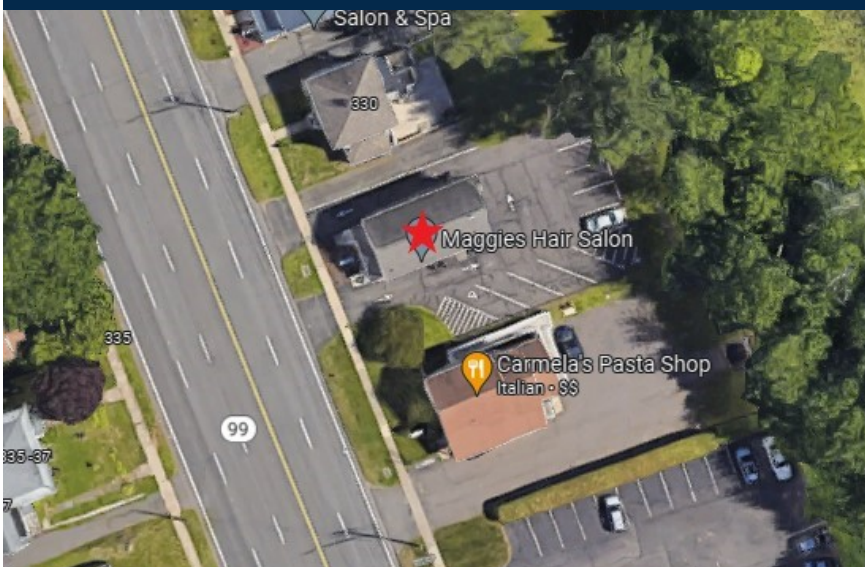


# FOR SALE

**CONTACT: Michael Grieder**  
E-mail: [Mgrieder.gpb@gmail.com](mailto:Mgrieder.gpb@gmail.com)  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
Phone: 203-577-2277 Fax: 203-577-2100  
850 Straits Turnpike, Suite 204  
Middlebury, CT 06762



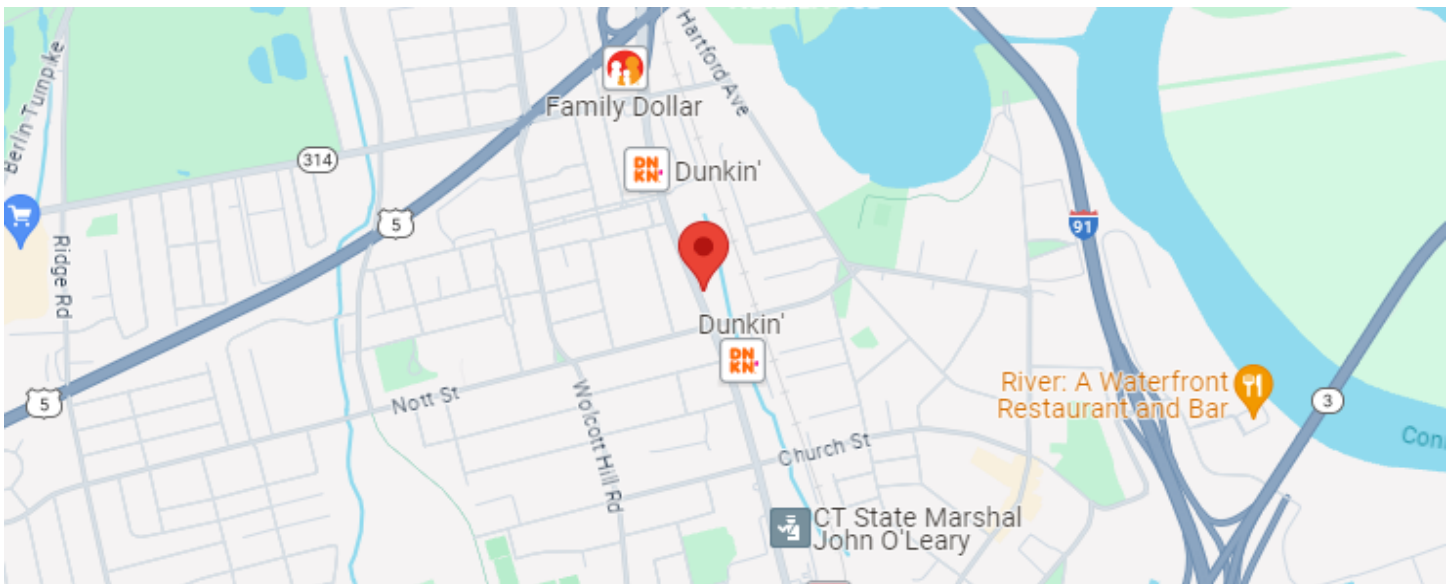
*334-336 Silas Deane Highway*  
*Wethersfield, CT 06109*



**Rare 1,770 S/F  
Mixed Use Building  
in One of Wethersfield's  
Best Locations**  
**Currently a Hair Salon with a  
2 Bedroom Apartment  
Totally Redone in 2012  
Asking \$425,000.00**

# PROPERTY DATA FORM

PROPERTY ADDRESS		334-336 Silas Deane Highway	
CITY, STATE		Wethersfield, CT 06109	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,770 +/-	Air Conditioning	Central Air
Number of floors	2	Sprinkler / Type	
Avail S/F	1,770 +/-	Type of Heat	Forced Hot Air
Ceiling Height	8'	OTHER	
Roof	2012	Zoning	GB
Ext. Construction	Vinyl Siding/ Wood Frame	Acres	.22
Date Built	1920 / Redone 2012	Parking	Plenty on Site
		State Route / Distance To...	1 mi to 91
		TAXES	
		Assessment	\$164,930.00
		Appraisal	\$235,611.00
		Mill Rate	41.08
		Taxes	\$6,890.00
		TERMS	
		Sale	\$425,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	Eversource		
Electrical			



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.



**First Floor Salon**



**Second Floor**  
**2 Bedroom Apartment**

