

FOR SALE



*221 South Street
Morris, CT 06763*

**Rare Mixed Use Investment Property
In Litchfield County
Commercial Garage with Long Tenant History
3 Drive-in Doors (Drive Thru) 10-14 ft
Lots of Outdoor Storage
Residential Ranch 1 Bdrm/1 Bath
Leases in Place
Asking \$725,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS 221 South Street

CITY, STATE Morris, CT 06763

BUILDING INFO Garage Residential **MECHANICAL EQUIP.**

Total S/F	2,400 +/-	1,168 +/-	Air Conditioning	Office/Central
Number of floors	1	2	Sprinkler / Type	N/A
Avail S/F	2,400 +/-	1,168 +/-	Type of Heat	FHA

OTHER

Ext. Construction	Alum Siding	Wood	Acres	1.84
Roof	Gable/Hip	Asphalt	Zoning	2-1 Comm / 1-1 Residential
Drive-in Door(s)	(3) 10-14'		Parking	Plenty on Site
Ceiling Height	15'		State Route / Distance	

Date Built	1996	1988	TAXES	
			Assessment	\$297,680.00

UTILITIES	TENANT TO VERIFY		Mill Rate	23.99
Sewer	Septic	Septic	Appraised	\$425,260.00
Water	Well	Well	Taxes	\$5,447.54

Gas/Oil	Oil/Propane	Oil	TERMS	
Electrical			Sale	\$725,000.00



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Commercial / Industrial



