

# 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 \$699,000.00**



# 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 To...	

Date Built	1996	1988	<b>TAXES</b>	
			Assessment	\$297,680.00

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

Gas/Oil	Oil/Propane	Oil	<b>TERMS</b>	
Electrical			Sale	\$699,000.00



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# Godin Property Brokers LLC

★★★★★ Commercial / Industrial



