

FOR SALE

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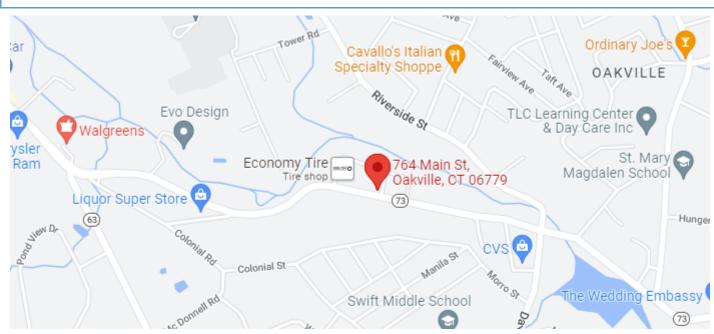
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THE WINE RACK Local Gem on Main Street **Business & Building For Sale** 2,044 +/- S/F Liquor Store Including Newly Added 764 Main Street **Lottery & Tobacco** Includes Real Estate, Proprietary Information, Oakville, CT 06779 **Furniture & Fixtures** Asking \$795,000.00 **Inventory Sold Separately**

PROPERTY DATA FORM

PROPERTY ADDRESS	764 Main St.
CITY, STATE	Oakville, CT 06779

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,044 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	2,044 +/-	Type of Heat	FHA
		OTHER	
Ext. Construction	Wood Frame	Acres	.28
Ceiling Height		Zoning	BG
Roof	Gable 2020	Parking	Plenty
Date Built	1965	State Route / Distance To	1 mile RT 8
		TAXES	
		Appraised	\$272,500.00
		Assessed	\$190,750.00
UTILITIES	Tenant to Verify	Mill Rate	28.37
Sewer	City	Taxes	\$5,411.58
Water	City	TERMS	
Gas	Yes	Sale Price	\$795,000.00
Electrical		Gross Sales \$500,000 Not Including Lottery & Tobacco Inventory Approx \$100,000.00	



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