

# FOR SALE



**764 Main Street  
Oakville, CT 06779**

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



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	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
		<b>OTHER</b>	
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
		<b>TAXES</b>	
		Appraised	\$272,500.00
		Assessed	\$190,750.00
<b>UTILITIES</b>	<b>Tenant to Verify</b>	Mill Rate	28.37
Sewer	City	Taxes	\$5,411.58
Water	City	<b>TERMS</b>	
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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