

FOR SALE

CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



**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 \$699,000.00
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
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
		Mill Rate	28.37
		Taxes	\$5,411.58
TERMS			
		Sale Price	\$699,000.00
		Gross Sales \$500,000 Not Including Lottery & Tobacco	
		Inventory Approx \$100,000.00	



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.

