

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

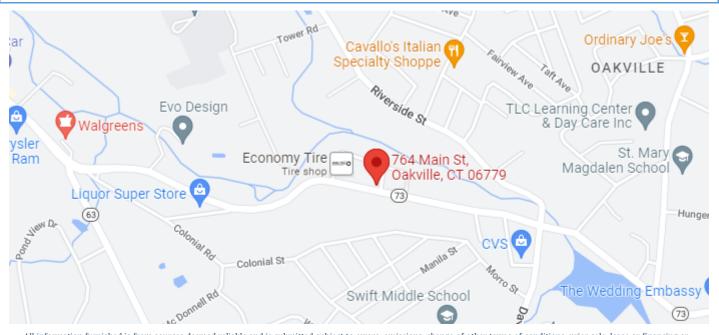


764 Main Street Oakville, CT 06779 Local Gem on Main Street Business & Building For Sale 2,044 +/- S/F Liquor Store Including Newly Added Lottery & Tobacco Includes Real Estate, Proprietary Information, Furniture & Fixtures Asking \$699,000.00 Inventory Sold Separately



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 Number of floors	2,044 +/- 1	Air Conditioning Sprinkler / Type	Central
Avail S/F	2,044 +/-	Type of Heat	FHA
Ext. Construction Ceiling Height	Wood Frame	OTHER Acres Zoning	.28 BG
Roof Date Built	Gable 2020 1965	Parking State Route / Distance To	Plenty 1 mile RT 8
		TAXESAppraisedAssessed	\$272,500.00 \$190,750.00
UTILITIES	Tenant to Verify	Mill Rate	28.37
Sewer	City	Taxes	\$5,411.58
Water	City	TERMS	
Gas	Yes	Sale Price	\$699,000.00
Electrical		Gross Sales \$500,000 Not Including Lottery & Tobacco Inventory Approx \$100,000.00	



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