

FOR SALE

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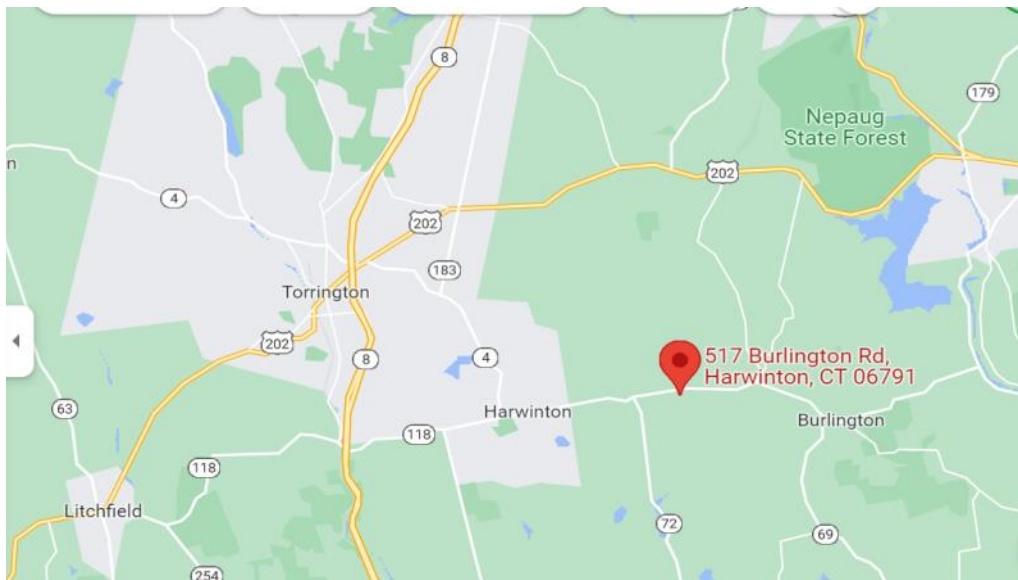
***517-521-525 Burlington Road
Harwinton, CT 06791***

**20,000 S/F Industrial Building
Current Usage : Successful Sports Complex
(Basketball, Soccer, Baseball exc.)
2,312 S/F Leased Restaurant
2,305 S/F Retail-Previous Pub Building
Web: www.courtsidecenter.com
Asking Price: \$2,750,000.00**

PROPERTY DATA FORM

PROPERTY ADDRESS	517-521-525 Burlington Road
CITY, STATE	Harwinton, CT 06791

BUILDING INFO	517	521	525	MECH. EQUIP.			
Total S/F	19,980	2,312	2,305	Air Conditioning	2x	Window	Window
Number of floors	1		1	Sprinkler / Type	Yes	No	No
Avail S/F	19,980		2,305	Type of Heat	Propane	Propane	Propane
Office space	500 S/F			OTHER			
Column Space	open			Acres	4.6 Acres	Total	
Ext. Construction	Metal	Wood	Wood	Zoning	LIB		
Roof	Metal	Gable	Gable	Parking	Ample		
Total/avail Mezz	1,000						
Total/ avail/ drive-in	3			TAXES			
Date Built	2010	1994	1978	Appraisal	\$1,437,750	\$169,600	\$63,510
UTILITIES				Assessment	\$1,600,430	\$118,720	\$44,460
Sewer	Septic	Septic	Septic	Mill Rate	28.0	28.0	28.0
Water	City	City	City	Taxes	\$28,180	\$3,324	\$1,245
Gas	Propane	Propane	Propane	TERMS			
Electrical	600 amp	200 amp	200amp	Sale	\$2,750,000		
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