

FOR SALE

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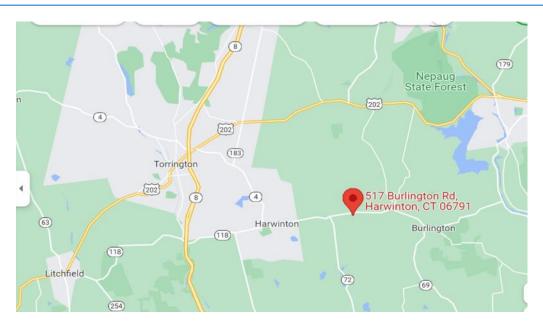
517-521-525 Burlington Road Harwinton, CT 06791

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

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			517-521-525 Burlington Road				
	Harv	Harwinton, CT 06791					
517	521	525	MECH. EQUIP.				
19,980	2,312	2,305	Air Conditioning	2x	Window	Window	
1		1	Sprinkler / Type	Yes	No	No	
19,980		2,305	Type of Heat	Propane	Propane	Propane	
500 S/F			OTHER				
open			Acres	4.6 Acres	Total		
Metal	Wood	Wood	Zoning	LIB			
Metal	Gable	Gable	Parking	Ample			
1,000							
3			TAXES				
2010	1994	1978	Appraisal	\$1,437,750	\$169,600	\$63,510	
			Assessment	\$1,600,430	\$118,720	\$44,460	
Septic	Septic	Septic	Mill Rate	28.0	28.0	28.0	
City	City	City	Taxes	\$28,180	\$3,324	\$1,245	
Propane	Propane	Propane	TFRMS				
-	-		Ē	\$2 750 000			
_	200 amp	200amp	Sale	¢∠,730,000			
	517 19,980 1 19,980 500 S/F 0pen Metal 1,000 3 2010 3 2010 Septic City Propane	S17 S21 19,980 2,312 1 3 0000 3 1,000 03 1,000 1994 2010 1994 Septic Septic City Septic Propane Propane 600 amp 200 amp	Harwinton, 0 517 521 525 19,980 2,305 1 19,980 2,305 2,305 500 S/F 2,305 2,305 0pen 2,305 2,305 Metal Wood Wood 1,000 Gable Gable 1,000 19,980 19,980 2010 1994 1978 \$eptic Septic Septic City City Septic Propane Propane Propane You and Sou and Suame	Harwinton, Utopsice517521525MECH.EQUIP.19,9802,3122,305Air Conditioning19,98012,305Type of Heat19,9802,305Type of Heat19,9802,305Type of Heat19,98012,305Type of Heat19,98014.000Aires10001KoodAiresMetal8ableGableParking1,0001GableParking201019941978Appraisal AssessmentSepticSepticSepticMill Rate1000CityCityTaxes	Harwinton, CT 06791517521525MECH. EQUP.19,9802,3122,305Air Conditioning2x11Sprinkler / TypeYes19,98012,305Type of HeatPropane 500 S/F 2,305Type of HeatPropane 500 S/F 4.6 AcresOTHER $0pen$ KetalRoodZoning $0pen$ GableParkingAmple $1,000$ KetalGableParking $1,000$ Freme1978Appraisal 2010 19941978AppraisalSepticSepticSepticMill RateSepticCityCityTaxes $ropana$ PropanaPropana $ropana$ PropanaSeptic $hertal$ PropanaSeptic $hertal$ SepticSeptic $hertal$ SepticSeptic $hertal$ Septic <td>HarTO 6791517521525MECH. EQUIP.19,9802,3122,305Air Conditioning2xWindow11Sprinkler / TypeYesNo19,980\cdot2,305Type of HeatPropanePropane500 S/F\cdot2,305Type of HeatPropanePropane$0 \text{ open}$$\cdot$AcresAcresTotal$0 \text{ open}$$\cdot$KetalWoodZoningLIB$0 \text{ retal}$GabeParkingAmple$\cdot$$1,000$$\cdot$FAppraisalAngle$\cdot$$3$$\cdot$1978Appraisal\$1,437,750\$169,600$2010$$19$ YeSepticSepticSepticSepticSepticSeptic\$1,600,430\$118,720$septic$SepticSepticSepticSepticSepticSeptic\$28,180\$3,324$0 \text{ open me<}$$- \text{City}$PropanePropanePropaneSeptic\$2,750,000</td>	HarTO 6791517521525MECH. EQUIP.19,9802,3122,305Air Conditioning2xWindow11Sprinkler / TypeYesNo19,980 \cdot 2,305Type of HeatPropanePropane500 S/F \cdot 2,305Type of HeatPropanePropane 0 open \cdot AcresAcresTotal 0 open \cdot KetalWoodZoningLIB 0 retal GabeParkingAmple \cdot $1,000$ \cdot FAppraisalAngle \cdot 3 \cdot 1978Appraisal\$1,437,750\$169,600 2010 19 YeSepticSepticSepticSepticSepticSeptic\$1,600,430\$118,720 $septic$ SepticSepticSepticSepticSepticSeptic\$28,180\$3,324 0 open me< $- \text{City}$ PropanePropanePropaneSeptic\$2,750,000	



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