

FOR SALE

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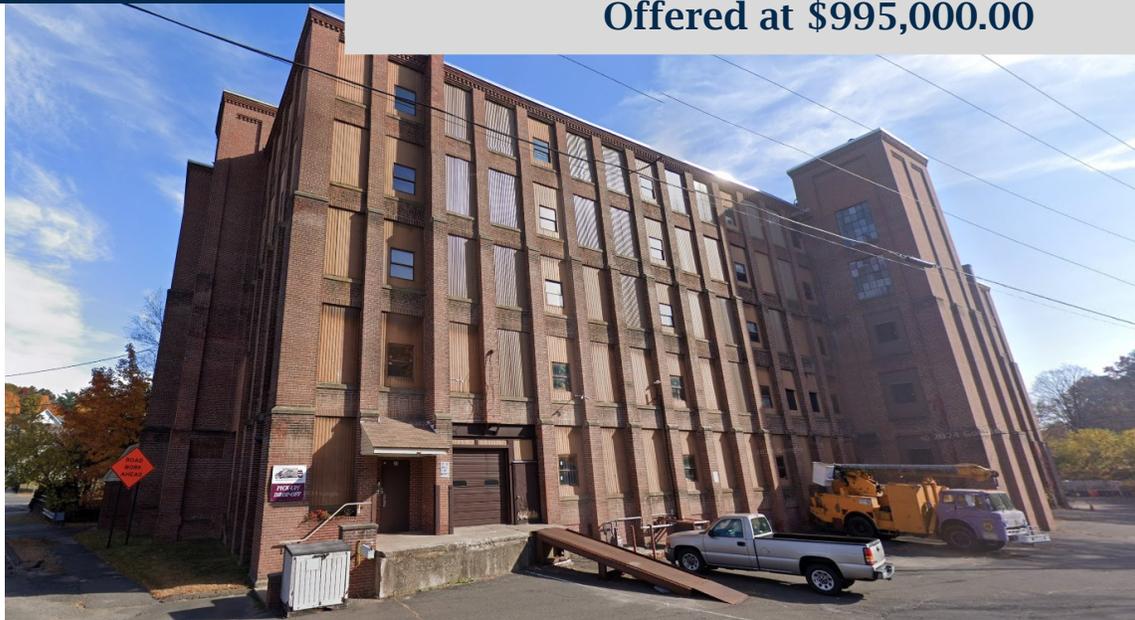
www.GodinPropertyBrokers.com

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



**33 South Main Street
Terryville, CT 06786**

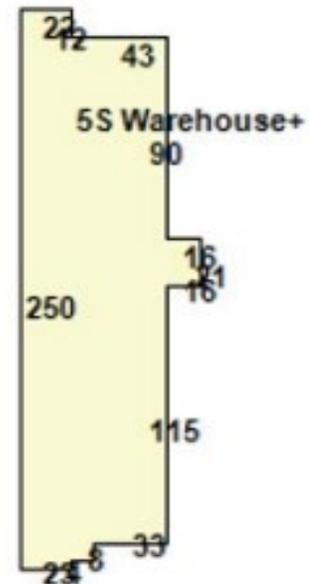
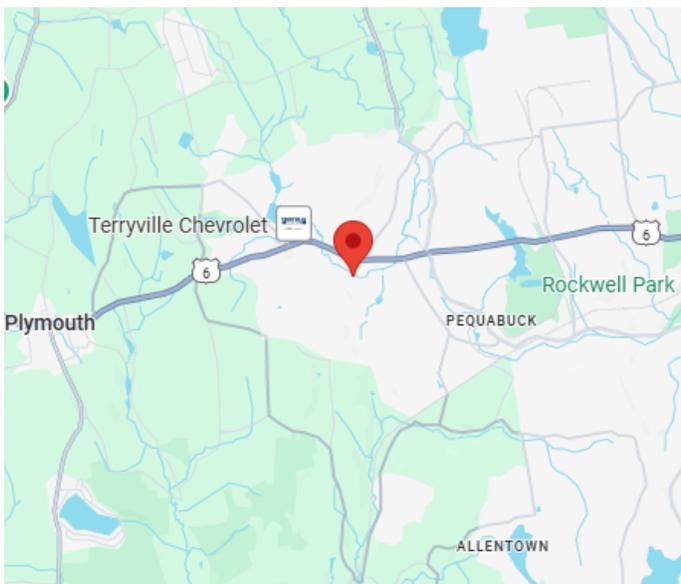
**80,000 +/- S/F Industrial Building on 1.57 Acres
Former Manufacturing Facility
Re-Development Opportunity - Located Within
the Downtown Transformational Plan
Offered at \$995,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS		33 South Main Street	
CITY, STATE		Terryville, CT 06786	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	80,000 +/-	Air Conditioning	N/A
Number of floors	5	Sprinkler System	Yes
Avail S/F	80,000 +/-	Type of Heat	FHA Gas
Ext. Construction	Brick/Masonry	Elevator	2/Needs recertification
Column Space	8'x13'	OTHER	
Ceiling Height	10' +/-	Acres	1.57
Roof	New Rubber Membrane Roof @ 2020	Zoning	M-Industrial
Date Built	1918	Parking	30 +/-
		State Route / Distance To...	RT 6
UTILITIES		TAXES	
	Tenant/Buyer to Verify	Appraisal	\$316,500.00
Sewer	City	Assessment	\$221,550.00
Water	City	Mill Rate	38.64
Gas/Oil	Gas	Taxes	\$8,560.70
Electrical	Eversource	TERMS	
Amps-Volts-Phase	3 Phase	Sale	\$995,000.00

***Seller to Have Life Use of the Second Floor**



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