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Middlebury, CT, 06762

# FOR SALE



**471 Main Street  
Oakville, CT 06779**



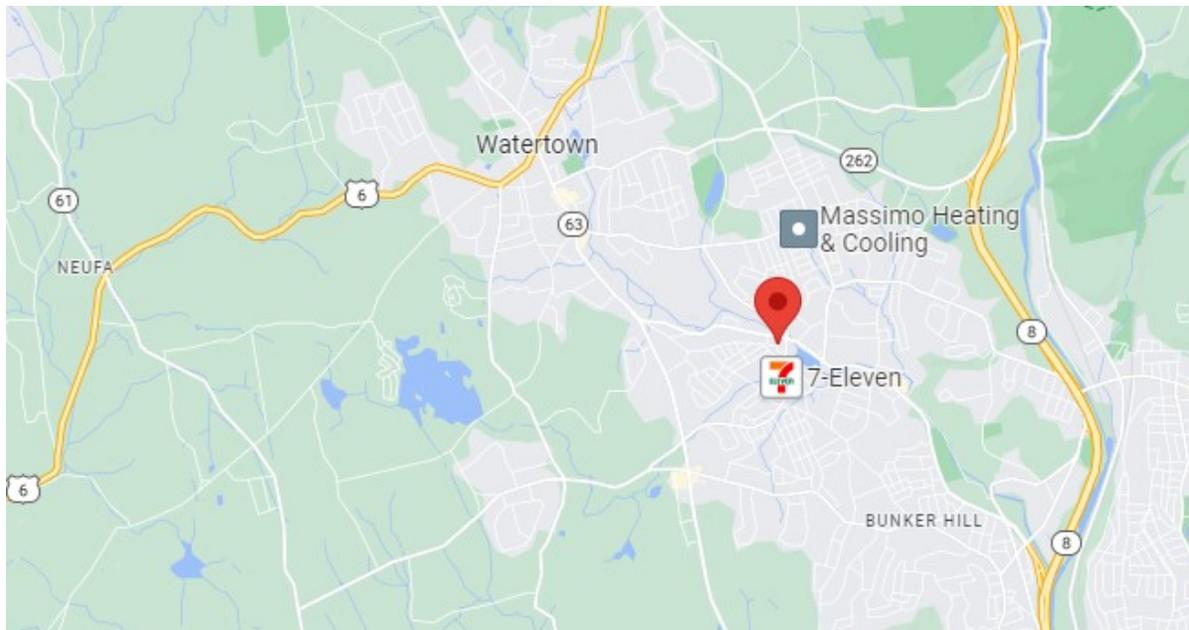
**El Cardenal Restaurant**  
**4,000 +/- S/F**  
**Fully Equipped Restaurant**  
**Outstanding Condition with**  
**Many Extras**  
**All Equipment Included**  
**Long Term Lease Available**  
~~**Asking Price \$189,000.00**~~  
**Price Drop!!**  
**\$149,500.00**

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	471 Main Street
CITY, STATE	Oakville, CT 06779

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	10,000	Air Conditioning	Central air
Avail S/F	4,000+/-	Sprinkler / Type	
Ext. Construction	Masonry	Type of Heat	Gas F/A
		<b>OTHER</b>	
Ceiling Height	9'	Zoning	
Roof	Tar/Gravel	Parking	Ample
Date Built	1980	State Route / Distance To...	Route 8/ 2.5 miles
		<b>TAXES</b>	
		Assessment	
		Mill Rate	
		Taxes	
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
Sewer	City		
Water	City		
Gas	Eversource		
Electrical	200 Amps		
		<b>TERMS</b>	
		Sale	\$149,500.00
		Lease	Available



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# Godin Property Brokers LLC

★★★★ Commercial / Industrial

