

**CONTACT: ED GODIN, SIOR
or BRIAN GODIN**

Email: Egodinpb@gmail.com

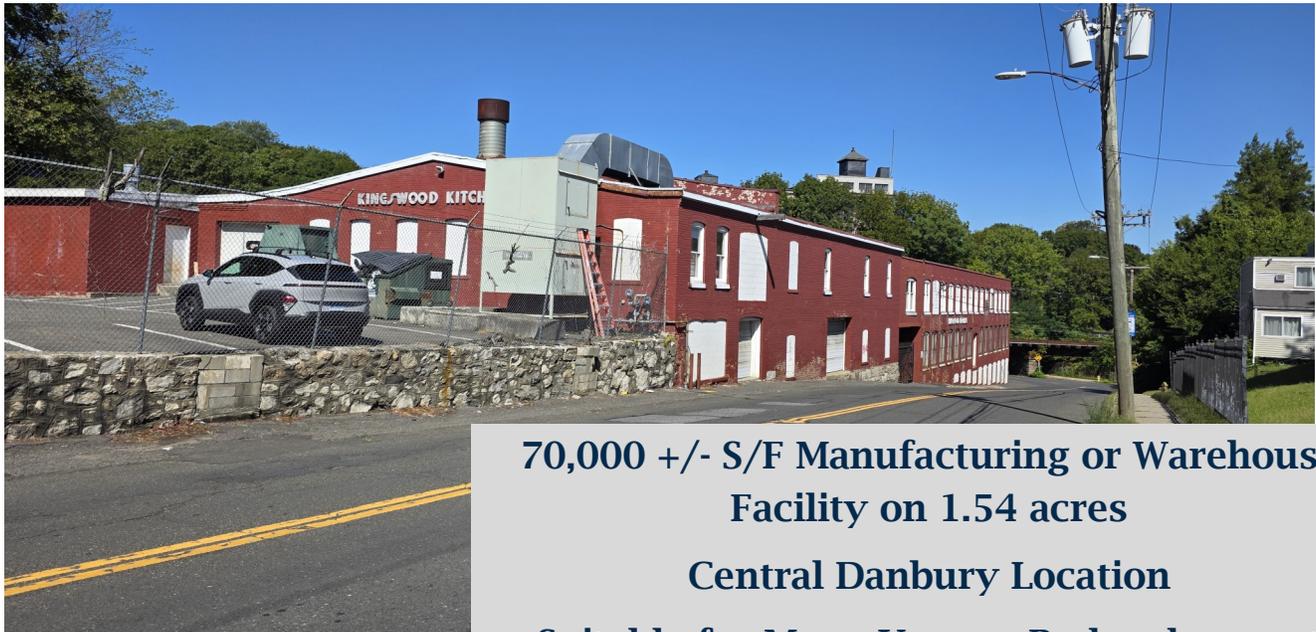
Email: Bgodinpb@gmail.com

850 Straits Tpk, Suite 204

Middlebury, CT 06762

Phone: 203.577.2277 Fax: 203.577.2100

FOR SALE



**70 Beaver Street
Danbury, CT 06810**

**70,000 +/- S/F Manufacturing or Warehouse
Facility on 1.54 acres
Central Danbury Location
Suitable for Many Uses or Redevelopment
Currently Utilized as a Wood Milling Operation
Offered at \$1,495,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS 70 Beaver Street

CITY, STATE Danbury, CT 06810

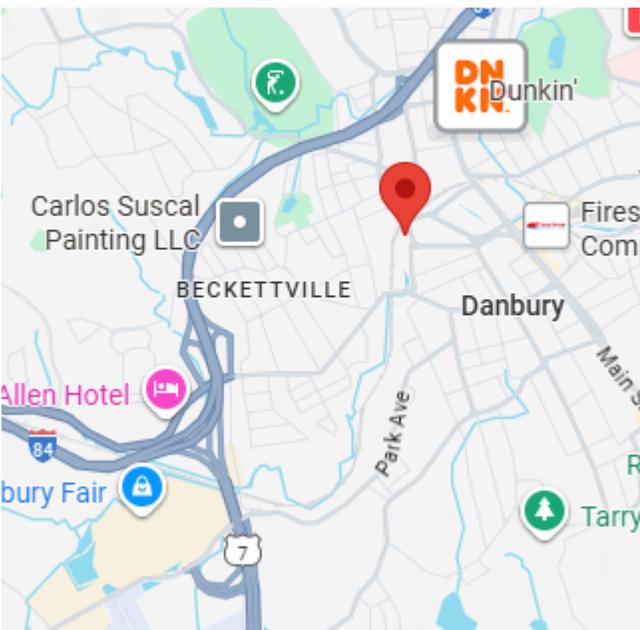
BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	70,578 +/-	Air Conditioning	Offices
Number of floors	3	Sprinkler / Type	No
Avail S/F	70,578 +/-	Type of Heat	Gas
Will subdivide to		OTHER	
Office Space	3,000 +/-	Acres	1.54
Column space	Varies	Zoning	IL40
Available Docks	2	Parking	114
Total/Avail Drive-in	3	Interstate Distance	1 mile to I-84
Ext. Construction	Brick/Masonry		.
Ceiling Height	10'-14'	TAXES	
Roof	Tar & Gravel	Assessment	\$926,310.00
Date Built	1900	Appraisal	\$1,323,300.00

UTILITIES **Buyer/ Tenant to Verify**

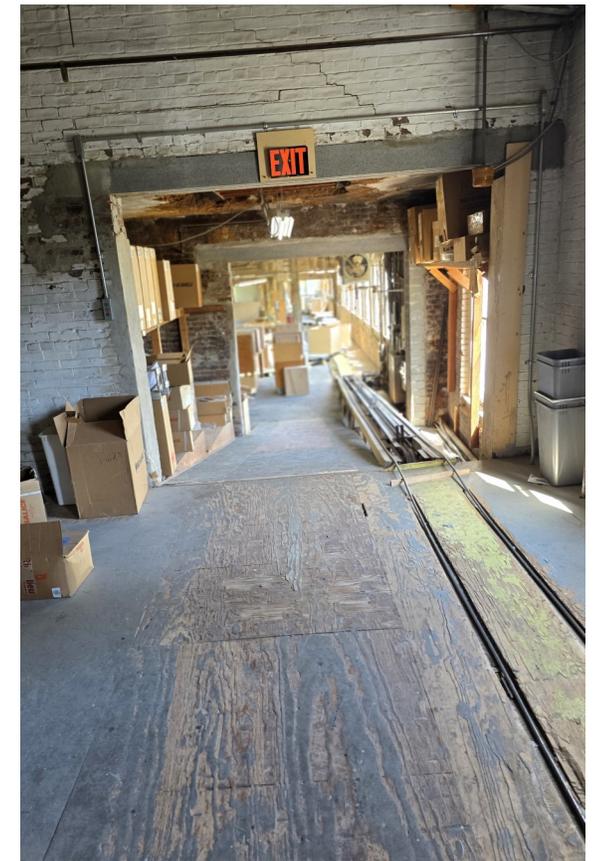
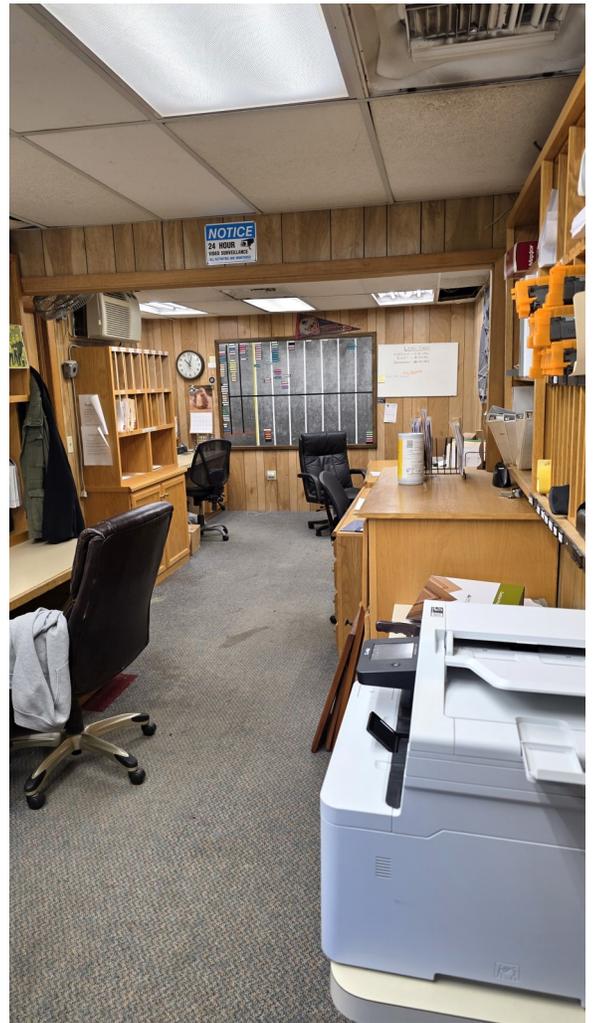
Sewer	City	Mill Rate	24.99
Water	City	Taxes	\$23,149.00

Gas/Oil	Gas	TERMS	
Electrical	800amp - 3phase - 120/208v	Sale	\$1,495,000.00

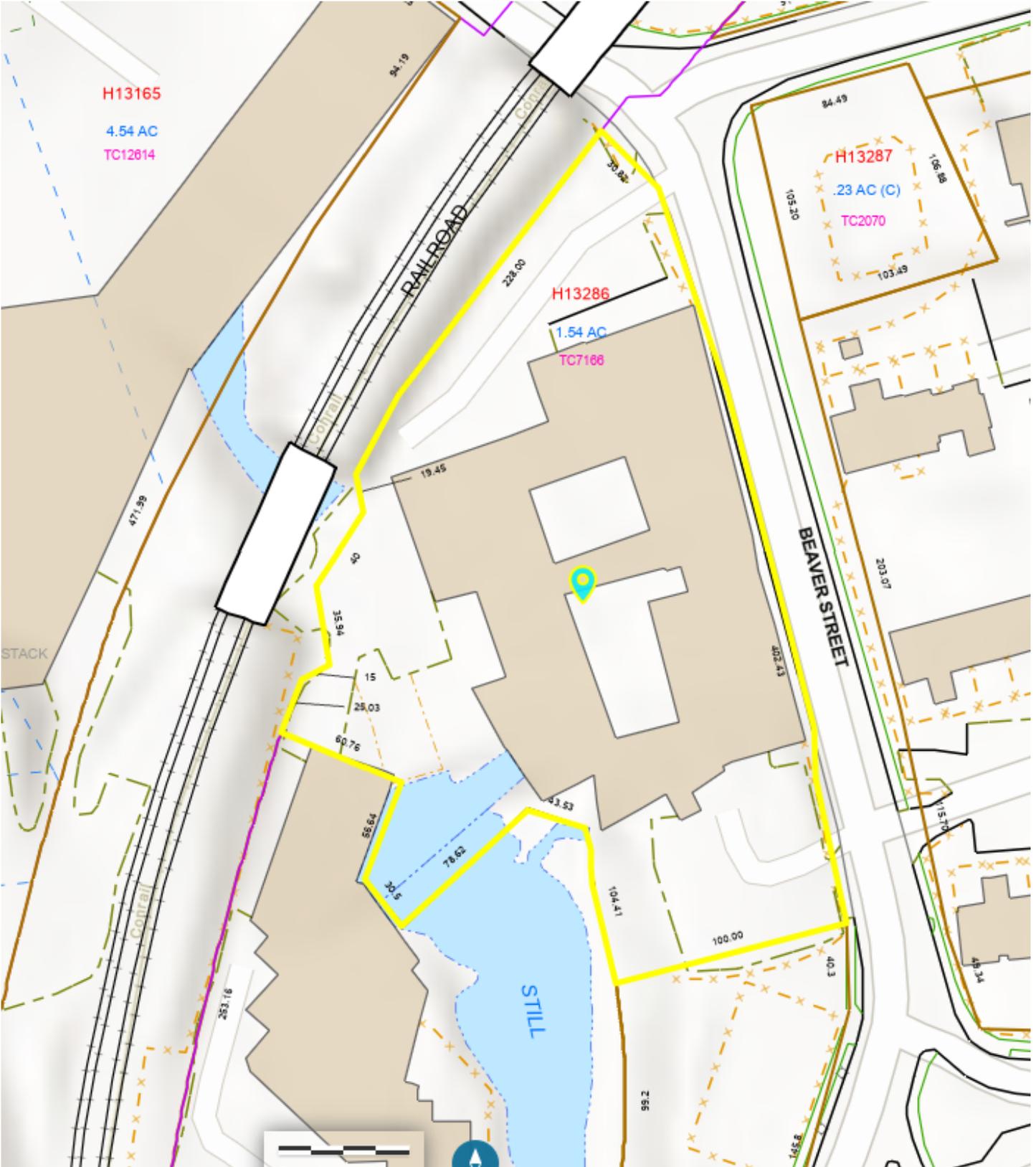


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.









H13165

4.54 AC

TC12614

H13286

1.54 AC

TC7166

H13287

.23 AC (C)

TC2070

94.19

228.00

RAILROAD

471.39

40

35.94

15

25.03

60.76

78.55

78.62

43.53

253.76

104.41

100.00

40.3

2.66

145.8

7.97

BEAVER STREET

203.07

202.43

115.70

45.34

84.49

105.30

105.88

103.49

STACK

