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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!!
\$75,000.00

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
		OTHER	
Ceiling Height	9'	Zoning	
Roof	Tar/Gravel	Parking	Ample
Date Built	1980	State Route / Distance To...	Route 8/ 2.5 miles
		TAXES	
		Assessment	
		Mill Rate	
		Taxes	
UTILITIES		Tenant/Buyer to Verify	
Sewer	City		
Water	City		
Gas	Eversource		
Electrical	200 Amps		
		TERMS	
		Sale	\$75,000.00
		Lease	Available



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Commercial / Industrial

