

FOR SALE/LEASE



**11 South Main Street
Plymouth, CT 06786**

Retail Space for Lease or Sale

Prime Visibility Along State RT 6

Located Directly Off Main Street

**Versatile Retail Building Offers Strong Exposure, Convenient Access
& Flexible Layout**

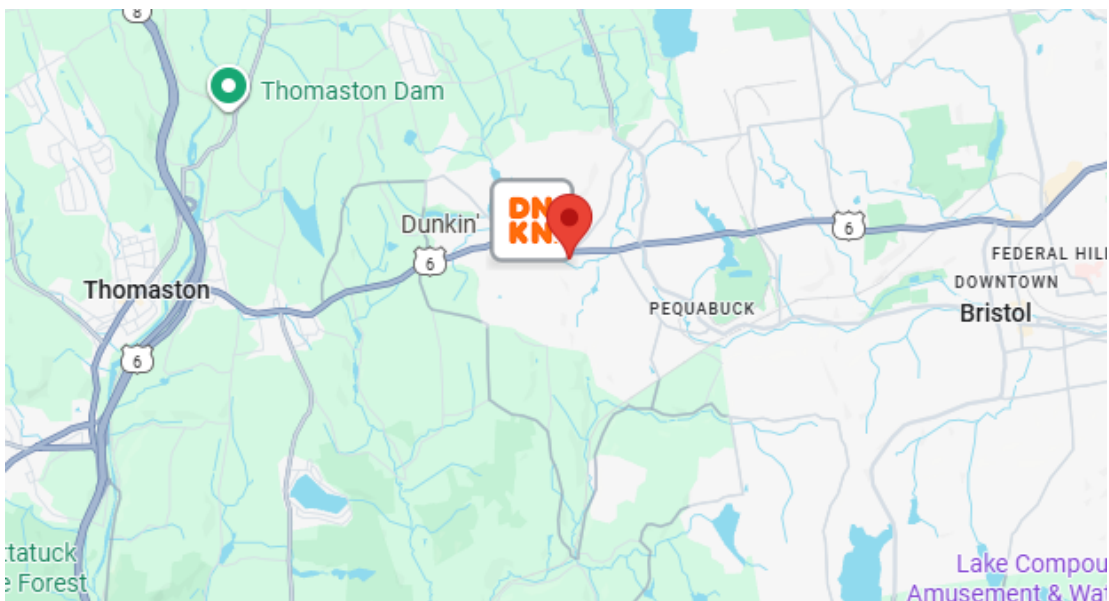
Divisible to 700 S/F & 1,800 S/F (2,500 S/F Total)

Lease Rate \$13 Gross + Utilities

For Sale \$230,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		11 S Main St	
CITY, STATE		Plymouth, CT 06786	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,502 +/-	Air Conditioning	Central Air
Number of floors	1 (Basement)	Sprinkler / Type	N/A
Avail S/F	2,502 +/-	Heat Source	FHA
Will Subdivide to	700 S/F & 1,800 S/F	OTHER	
		Acres	.06
		Zoning	C
		Parking	Street
		State Route / Distance To...	
		TAXES	
Ext. Construction	Masonry	Appraisal	\$170,200.00
Ceiling Height	10'	Assessment	\$119,140.00
Roof	Asphalt	Mill Rate	39.57
Date Built	1900	Taxes	\$4,714.38
UTILITIES		TERMS	
Sewer	City	Lease	\$13 Gross + Utilities
Water	City	Sale	\$230,000.00
Gas/Oil	Gas		
Electrical			



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