

FOR SALE

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**2407 Winsted Rd
Torrington, CT 06790**

**Freestanding 3,400 +/- S/F Commercial Building on .7 acres
Industrial Zoned - Suitable for a Wide Variety of Uses
Includes Covered Storage Structure & Fenced Yard Area
City Utilities - Easy Highway Access - Possible Expansion
Offered at \$345,000.00**



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.

PROPERTY DATA FORM

PROPERTY ADDRESS	2407 Winsted Rd
CITY, STATE	Torrington, CT 06790

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,400 +/-	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	3,400 +/-	Type of Heat	FHA
Basement Area	1,000 +/-	OTHER	
		Acres	.7
Ceiling Height	10'	Zoning	I
Exterior Construction	Concrete Block	Parking	20 +/-
Roof	Asphalt	State Route / Distance To...	RT 8 - 1mi +/-
Date Built	1948	TAXES	
		Assessment	\$190,890.00
		Appraisal	\$272,700.00
		Mill Rate	33.46
		Taxes	\$6,387.18
UTILITIES	Tenant/Buyer to Verify	TERMS	
Sewer	City	Sale	\$345,000.00
Water	City		
Gas	EverSource		
Electrical	200 amps-120/208 v		



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