Godin Property Brokers LLC
★★★★★ Commercial / Industrial

FOR SALE

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Bladrigan.gpb@gmail.com
850 Straits Turnpike Suite 204
Middlebury, CT 06762
Phone: 203-577-2277 Fax: 203-577-2100



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



AI GENERATED - Potential Renovation & Garage Expansion

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
UTILITIES	**Tenant/Buyer to Verify**	Appraisal	$272,700.00
Sewer	City	Mill Rate	33.46
Water	City	Taxes	$6,387.18
Gas	EverSource	**TERMS**	
Electrical	200 amps-120/208 v	Sale	$345,000.00



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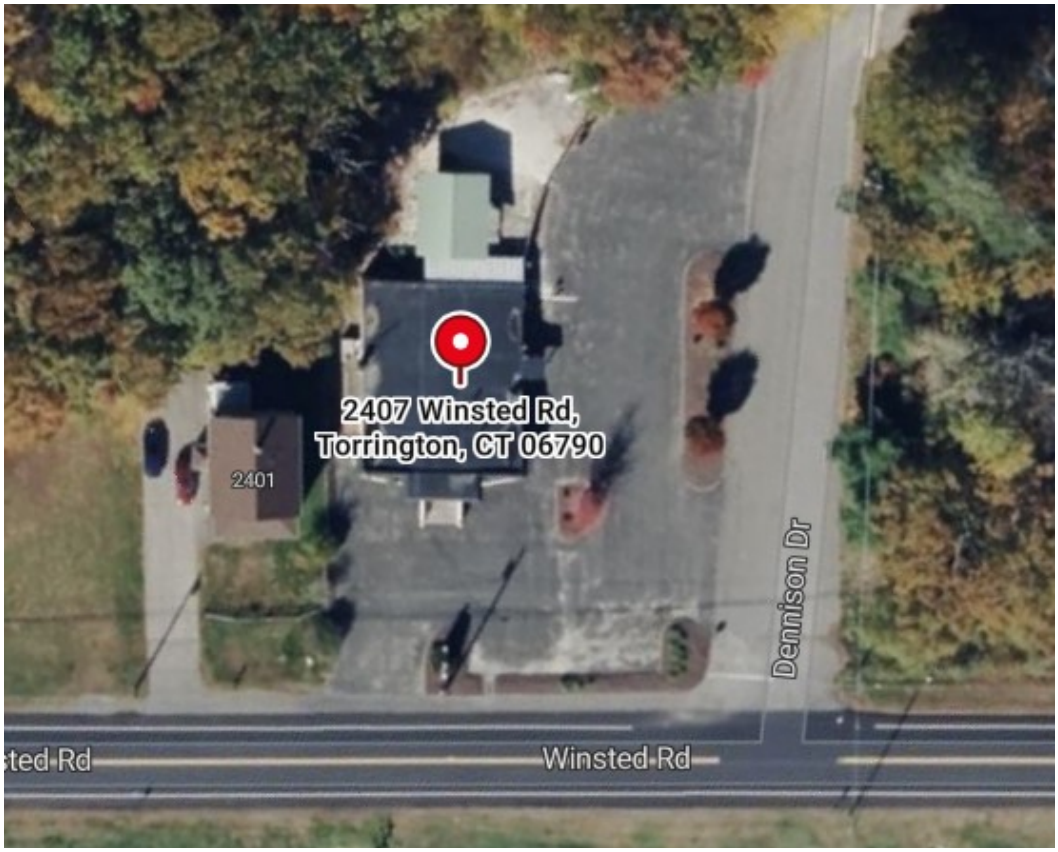









2407
2401
2399


2407 Winsted Rd,
Torrington, CT 06790
2401
Dennison Dr
Winsted Rd