

**CONTACT: BRIAN GODIN or  
BROOK LADRIGAN**

E-mail: BgodinPB@gmail.com

BLadrigan.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

Phone: 203-577-2277 Fax: 203-577-2100

# FOR SALE



***517-521-525 Burlington Road  
Harwinton, CT 06791***

**20,000 S/F Industrial Building on 4.6 Acres Ideal for Flexible Use  
(Currently Used as a Sports Recreational Facility)**

**Features Include 40' Ceilings, 2 Drive-In Doors with Multiple Access Options  
Ideal for Warehousing, Light Manufacturing or Continued Recreational Use**

**Also Included on the Property are Two Additional Retail Buildings,  
Adding Value & Potential Rental Income:**

**2,312 S/F Leased Restaurant**

**2,305 S/F Retail-Previous Pub Building**

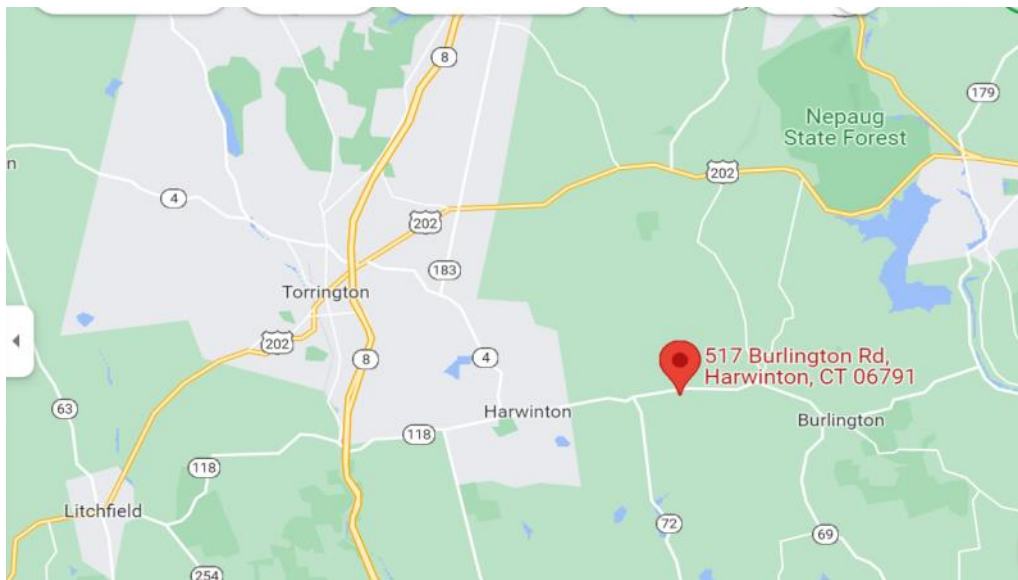
**Web: [www.courtsidecenter.com](http://www.courtsidecenter.com)**

**Asking Price: \$2,750,000.00**

# PROPERTY DATA FORM

PROPERTY ADDRESS	517-521-525 Burlington Road
CITY, STATE	Harwinton, CT 06791

BUILDING INFO	517	521	525	MECH. EQUIP.			
Total S/F	19,980	2,312	2,305	Air Conditioning	2x	Window	Window
Number of floors	1		1	Sprinkler / Type	Yes	No	No
Avail S/F	19,980		2,305	Type of Heat	Propane	Propane	Propane
Office space	500 S/F			OTHER			
Column Space	open			Acres	4.6 Acres	Total	
Ext. Construction	Metal	Wood	Wood	Zoning	LIB		
Roof	Metal	Gable	Gable	Parking	Ample		
Total/avail Mezz	1,000						
Total/ avail/ drive-in	3			TAXES			
Date Built	2010	1994	1978	Appraisal	\$1,437,750	\$169,600	\$63,510
UTILITIES				Assessment	\$1,600,430	\$118,720	\$44,460
	Sewer	Septic	Septic	Mill Rate	28.0	28.0	28.0
	Water	City	City	Taxes	\$28,180	\$3,324	\$1,245
	Gas	Propane	Propane	Propane	TERMS		
Electrical	600 amp	200 amp	200amp	Sale	\$2,750,000		
	3p						



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.





