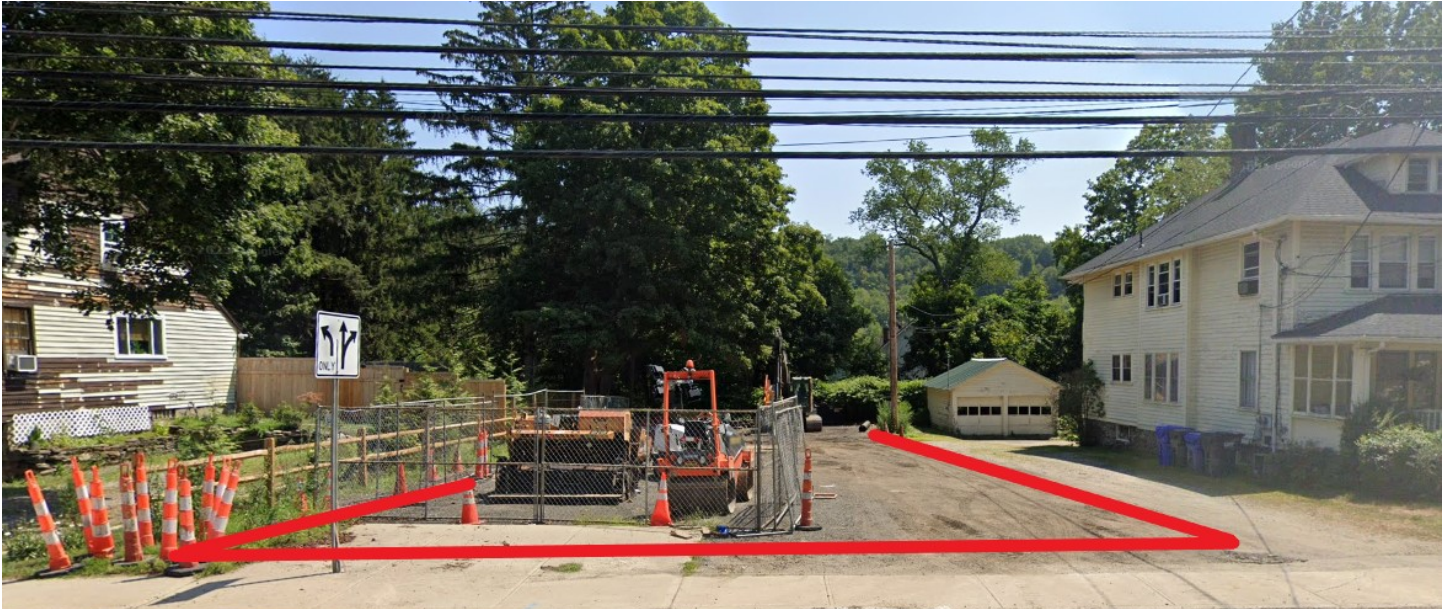


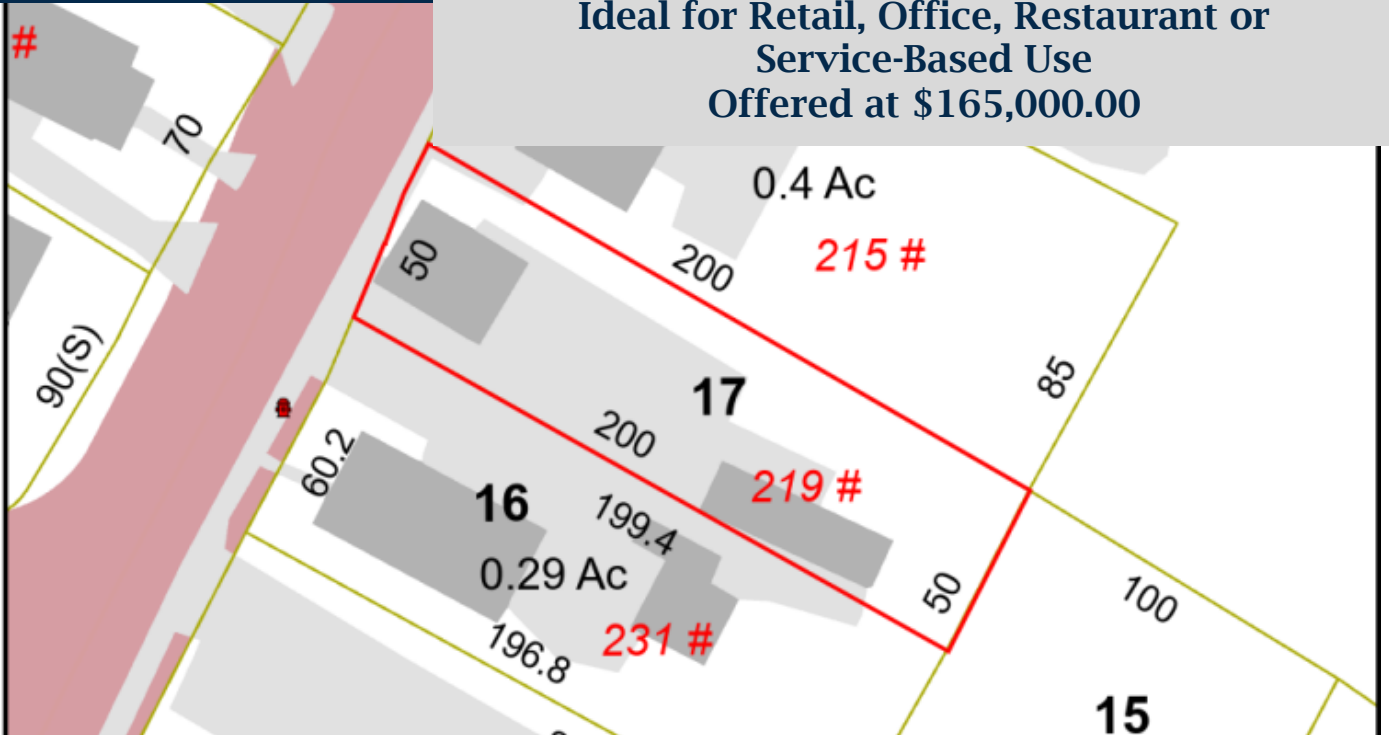
CONTACT: Brian Godin or Michael Grieder
 E-mail: BgodinPB@gmail.com
 E-mail: Mgrieder.gpb@gmail.com
 Phone: 203-577-2277 Fax: 203-577-2100
 850 Straits Turnpike, Suite 204
 Middlebury, CT, 06762

FOR SALE



**219 S Main Street
 Thomaston, CT 06787**

Development Opportunity with Engineered Plans
Proposed +/- 800 S/F Building
Site Supports Parking for 10 Vehicles
Highly Visible Location on Busy Main Street
Ideal for Retail, Office, Restaurant or Service-Based Use
Offered at \$165,000.00

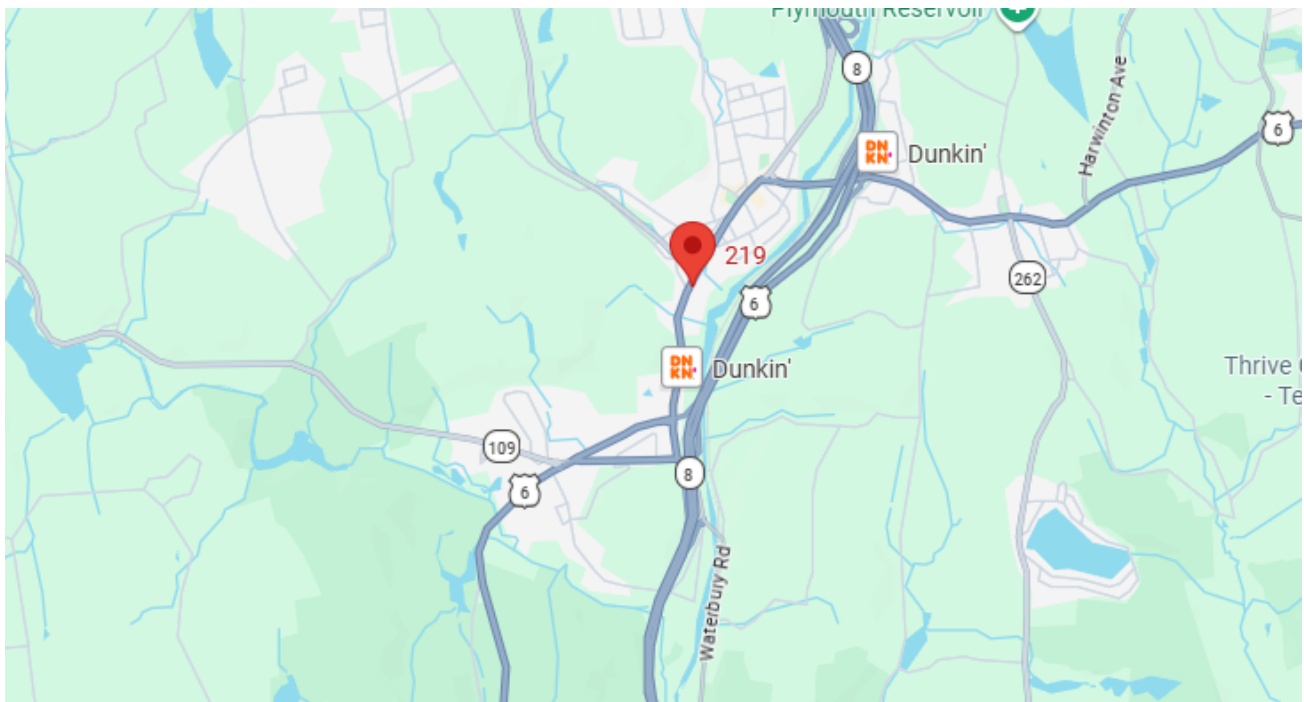


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

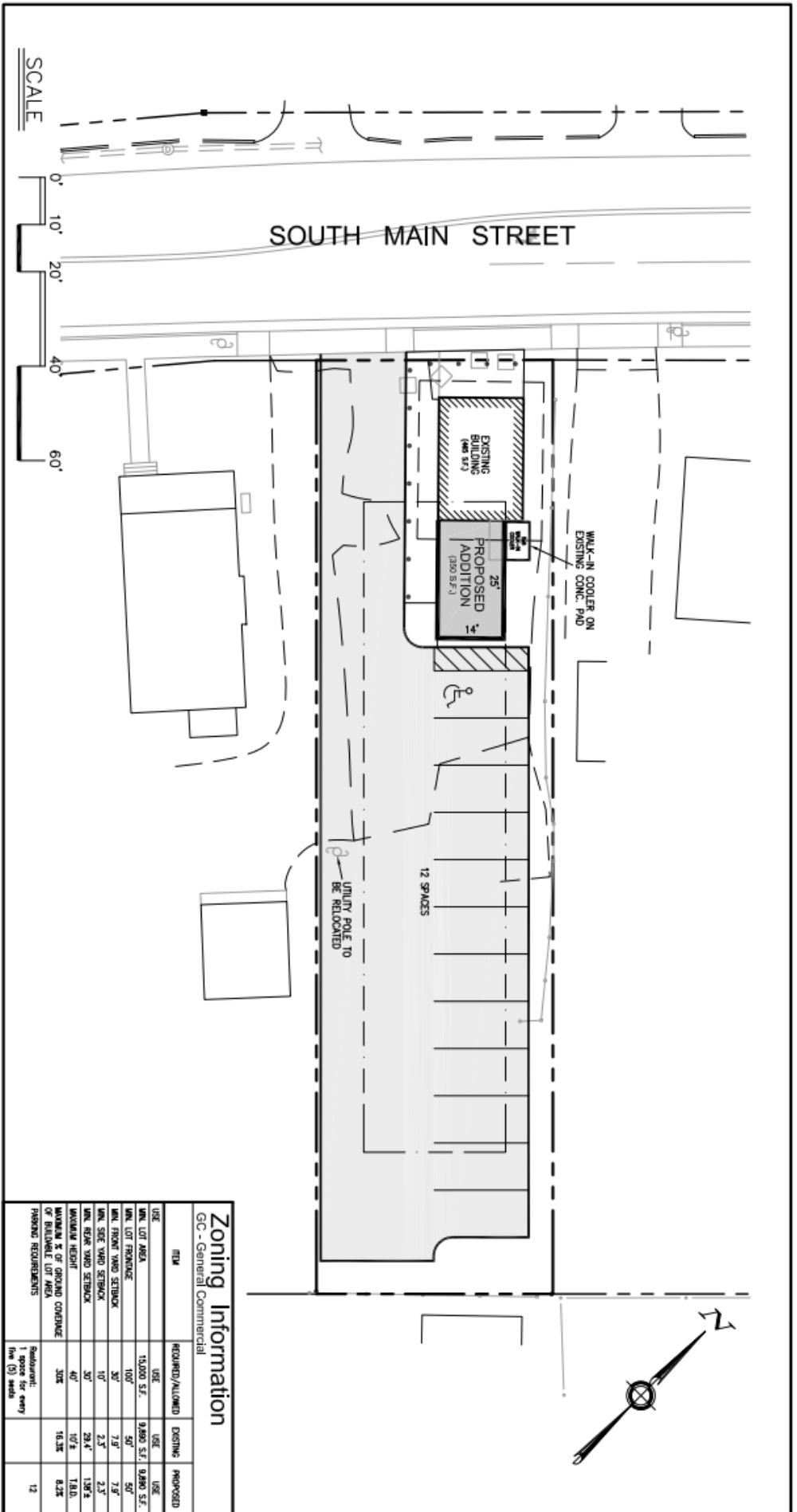
PROPERTY DATA FORM

PROPERTY ADDRESS	219 S Main St
CITY, STATE	Thomaston, CT 06787

BUILDING INFO	MECHANICAL EQUIP.
Total S/F	Air Conditioning
Number of floors	Heat Source
Avail S/F	OTHER
	Acres .23
	Zoning GC
	Parking 10 Spaces
	State Route / Distance To...
Ext. Construction	TAXES
Ceiling Height	Appraisal \$157,900.00
Roof	Assessment \$110,530.00
Date Built	Mill Rate 35.81
UTILITIES	Taxes \$3,958.00
Sewer City	TERMS
Water City	Sale \$165,000.00
Gas/Oil Eversource	



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Zoning Information

GC - General Commercial

ITEM	REQUIRED/ALLOWED	EXISTING	PROPOSED
USE	USE	USE	USE
MIN. LOT AREA	10,000 S.F.	9,890 S.F.	9,890 S.F.
MIN. LOT FRONTAGE	100'	50'	50'
MIN. FRONT YARD SETBACK	30'	7.5'	7.5'
MIN. SIDE YARD SETBACK	10'	2.5'	2.5'
MIN. REAR YARD SETBACK	30'	29.4'	138'±
MAXIMUM HEIGHT	40'	0'±	14.0'
NUMBER % OF GROUND COVERAGE OR BALANCE LOT AREA	30%	16.3%	8.2%
PARKING REQUIREMENTS	Standard: 1 space for every 100 (±) sq. ft.		12

G Engineering, LLC
 Registered Professional Engineer
 180 South Main Street - 10th Fl.
 Thomaston, Connecticut 06787
 Phone: 860.278.4000
 Website: gengineering.com

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0607 South, P.L. 202741

Prepared For
DEZIEL PROPERTIES, LLC
 219 South Main Street
 Thomaston, Connecticut

CONCEPTUAL SITE LAYOUT PLAN	
Project #	18001566
Issue #	12/11/19
Client Ref.	BP
Designer	CP-CI