



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
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LISTING DESCRIPTION	
	KEYS
X	Sale
	Lease
	Indust.
X	Retail
	Office
	Apartment
	Land

NAME OF BUILDING OR SITE BLASIU PRE OWNED

TOWN Danbury ST. & NO. 14 - 22 Walnut Street ZIP _____

DIRECTIONS Exit #6 Rte I-84

DESCRIPTION Automobile dealership - 2 buildings - show room, office / 1 service center / 4 bays / 10 + autos

WILL DIVIDE No PRESENT USES Vacant POTENTIAL USES Automobile

BUILDING

MECHANICAL EQUIPMENT

LAND

FLOORS

	SF	Ceiling
OFFICE	<u>3,842</u>	<u>10'</u>
4 bay	<u>2,550</u>	<u>10'</u>

Heat Type	<u>Gas</u>
Elev.	_____
A/C Office	<u>X</u>
plant	_____
Sprinkler	_____
Roof Type	_____
Year	_____
Other	_____

Acres	<u>1.3 +/-</u>
Zoning	<u>CG20</u>
Condition of Site (%)	_____
Level	_____
Slope	_____
Wet	_____
Dry	_____

Total SF avail.	<u>6,392 +/-</u>
Total SF bldg.	_____
Type Const.	_____
Colum spacing	_____
Yr. built	_____
No. O/H doors	<u>4</u>
Truck docks	_____
Parking	<u>70 +/-</u>
Expansion	_____

UTILITIES

Water:	Municipal	<u>X</u>	Well	_____
Electric:	Amp.	_____	Phase	_____
Gas:	<u>X</u>			
Sewer:	Sanitary	<u>X</u>	Septic	_____

TERMS

Sale Price \$1,650,000

Tenant Pays:

Insurance	_____
Heat	_____
Water	_____
A/C	_____
Electric	_____
Taxes	_____

ASSESSMENT:

Land:	_____
Improvements:	_____
Total:	_____
Mill Rate:	_____
Taxes:	<u>\$15,500</u>

REMARKS:

Rare opportunity to own an automobile sales and service facility in Danbury.

TRANSPORTATION

Highway Visibility	<u>Yes</u>
Interstate Highway	<u>I-84</u>
Exit	<u>6</u>
State Rt.	_____
RR Siding	_____

AGENT: DAVID R THEROUX

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