



**Drubner Commercial**  
Real Estate Services

530 Middlebury Rd. 211B  
Middlebury, CT 06762  
Office 203.753.4116  
Fax 203.578.3003

LISTING DESCRIPTION	
	KEYS
X	Sale
X	Lease
	Indust.
	Retail
	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE Rte. 6 Terryville, CT

TOWN Terryville ST. & NO. 462 Main Street ZIP 06786

DIRECTIONS 462 Main Street and 9 Seymour Road

DESCRIPTION 2.79 ac on CT Rte. 6 at traffic light - Zoned commercial nice site for fuel station

WILL DIVIDE No PRESENT USES Residential POTENTIAL USES Commercial use

**BUILDING**

FLOORS	SF	Ceiling
1st fl.		
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.		
Total SF bldg.		
Type Const.		
Colum spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking		
Expansion		

**MECHANICAL EQUIPMENT**

Heat Type	
Elev.	
A/C Office	
plant	
Sprinkler	
Roof Type	
Year	
Other	

**LAND**

Acres	<u>2.79</u>
Zoning	<u>Com.</u>
Condition of Site (%)	
Level	
Slope	
Wet	
Dry	

**TERMS**

Sale Price	<u>\$825,000</u>
Lease Price	<u>\$8,000</u>
<b>WILL BUILD TO SUIT</b>	

**UTILITIES**

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

**Tenant Pays:**

Insurance	
Heat	
Water	
A/C	
Electric	
Taxes	

**ASSESSMENT:**

Land:	
Improvements:	
Total:	
Mill Rate:	
Taxes:	

**REMARKS:** **WILL BUILD TO SUIT**

Possible fuel station with food  
16,000 vehicles per day

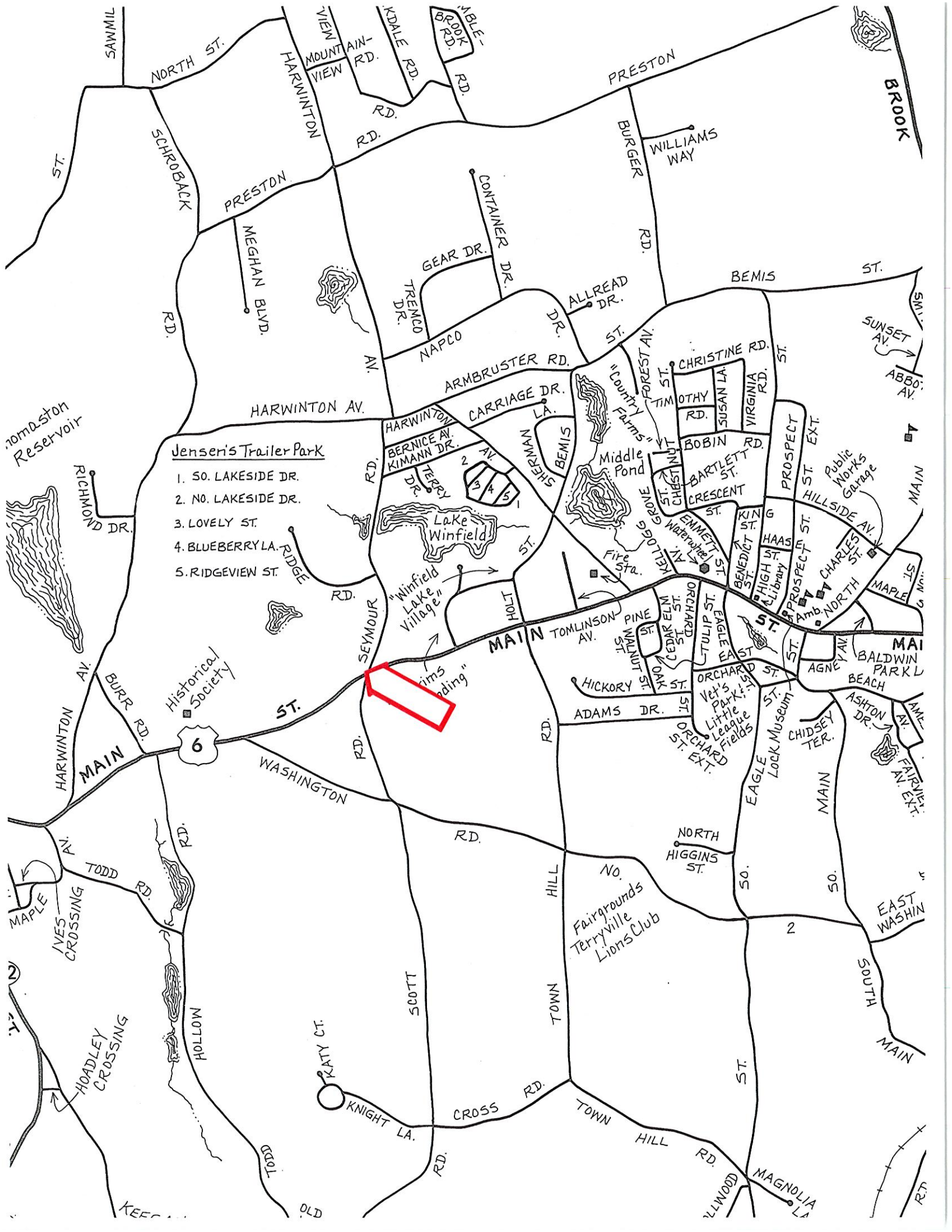
**AGENT:** DAVID R. THEROUX

**TRANSPORTATION**

Highway Visibility	
Interstate Highway	
Exit	
State Rt.	<u>6</u>
RR Siding	

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

6/8/2023



Jensen's Trailer Park

1. SO. LAKESIDE DR.
2. NO. LAKESIDE DR.
3. LOVELY ST.
4. BLUEBERRY LA. RIDGE
5. RIDGEVIEW ST.



Historical Society

No. Fairgrounds  
Terryville  
Lions Club

"Hillsiding"

Public Works  
Garage

Ve's  
Park  
Little League  
Fields

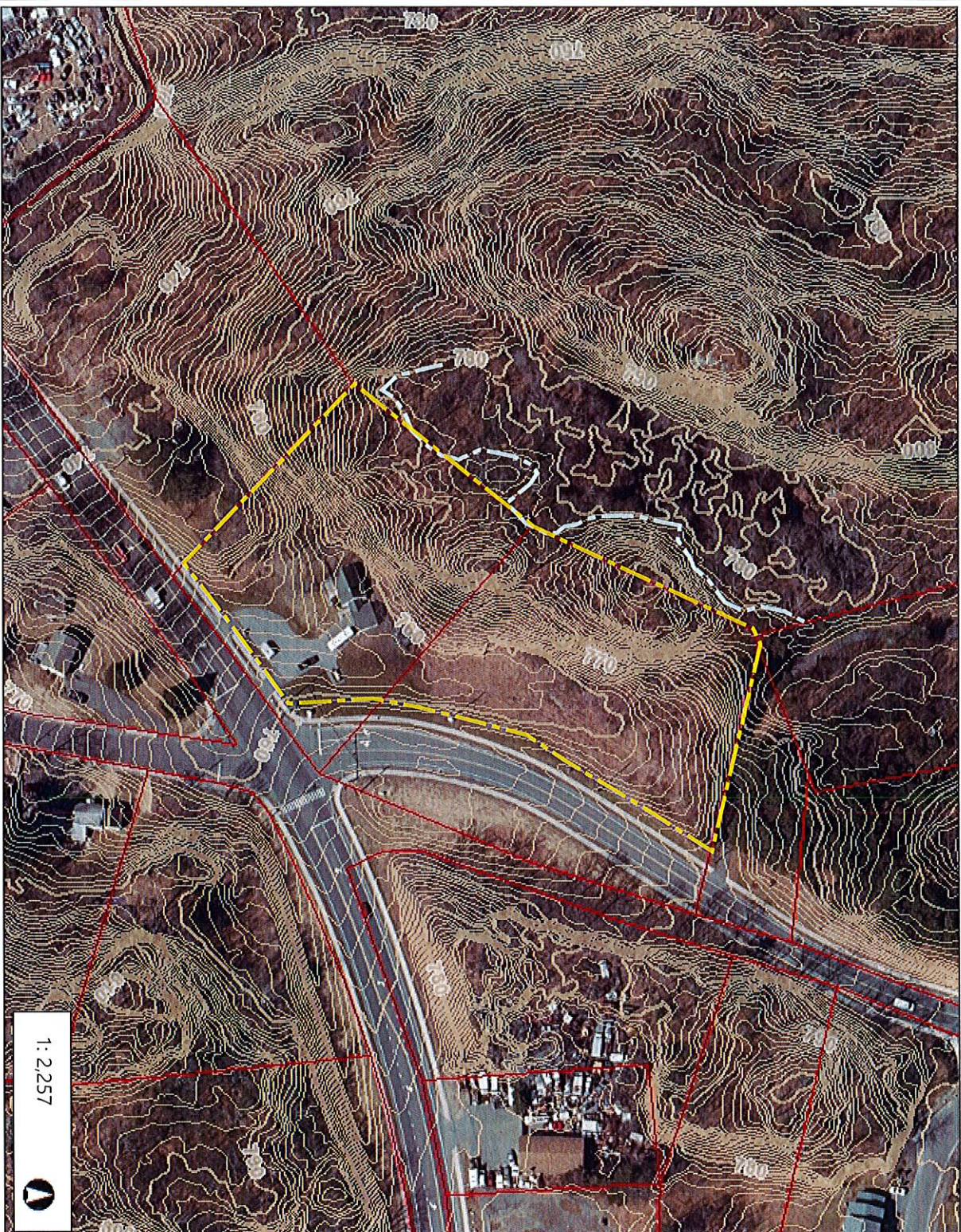
Baldwin Park  
Beach

Tomiston  
Reservoir

N

R.T.

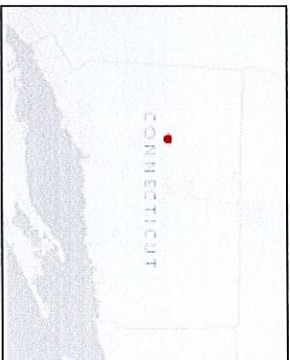




1 : 2,257



This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.



Legend

- DEEP Property
  - State Forest
  - State Park
  - State Park Scenic Reserve
  - State Park Trail
  - Natural Area Preserve
  - Historic Preserve
  - Wildlife Area
  - Wildlife Sanctuary
  - DEP Owned Waterbody
  - Water Access
  - Flood Control
  - Fish Hatchery
  - Other
- Parcels for Protected Open Sp
- Protected Open Space Mappin
  - Federal
  - Land Trust
  - Municipal
  - Private
  - State
- Freshwater Forest and Shrub \
- Freshwater Emergent Wetland
- Other Freshwater Wetland
- Estuarine and Marine Wetland:
- Estuarine and Marine Naan \A/

Notes