

# FOR SALE

142 Main St. North, Southbury, CT

MATTHEWS COMMERCIAL PROPERTIES



**PRICE REDUCED TO \$695,000.00**

## PROPERTY HIGHLIGHTS:

- **Prime Location:** Situated in the charming and historic town of Southbury, this property offers excellent visibility and accessibility.
- **Spacious Layout:** Featuring 2961 square feet on the first floor and 1144 square feet on the second floor, which was formerly an apartment, making it a versatile space suitable for residential or commercial use.
- **Charming Architecture:** Classic New England charm with modern updates, creating a unique blend of character and functionality. Large Glass storefront w/ an open inviting floor plan.
- **Ample Parking:** Convenient on-site and nearby parking options for residents, customers, or guests.
- **Zoning:** B-3A—ideal for retail, office space, or a cozy home.
- **Updated Features:** Renovations include a modern updated electrical service and a new roof., Central HVAC on the 1st floor.
- **Antiques:** This property is conveniently located on Rt 6 leading to the heart of the Antique Mecca of Woodbury, Ct.
- **Close to Amenities:** Walking distance to restaurants, shopping, parks, and major highways for easy commuting.

## WHY INVEST IN 142 MAIN ST. NORTH?

This is a rare opportunity to own a piece of Southbury's history while enjoying the benefits of modern amenities. Whether you're looking for a new home, office space, or investment property, this versatile building is a must-see!

- Pricing was recently reduced to \$695,000.00

For More Information or to Schedule a Showing:

Exclusively Marketed and listed by Matthews Commercial Properties. 819 Straits Tpke. Middlebury, Ct.

Contact: Gerry Matthews Phone: 203-753-5800 or cell 203-509-9512

Email: [matthewscre@gmail.com](mailto:matthewscre@gmail.com) / Website: [Matthewscommercial.com](http://Matthewscommercial.com)

Don't miss out—schedule your tour today!

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## BUILDING INFO

Total Available SF	4,105
Number of Floors	2
Ceiling Height	9'
1st Floor / Per Town	2,961 SF+/-
1st Floor Additional	831 SF+/-
2nd Floor	1,144 SF+/-
2nd Fl was an apartment Needs Rehab!	
Roof	1 Year
Interior Construction	Finished
Exterior Construction	Clapboard
Date Built	1900
UTILITIES	
Electric	Eversource / Updated
Sewer	Septic
Water	CT Water

## MECHANICALS

Air Conditioning	1st Floor
Type of Heat	Oil / Hot Air 3 Years Old
TAXES	
Appraisal	\$516,170.00
Assessment	\$361,320.00
Mill Rate	23.6
Taxes	\$8,527.00
OTHER	
Zoning	B-3A
Acres	.32
Parking	On Site
Interstate Distance to	0.25 miles
TERMS	
Sales Price	\$695,000.00
PSF	\$169.00

1st Floor - 2,961 SF+/-  
2nd Floor - 1,144 SF+/-  
Additional - 831 SF+/-  
TOTAL SF = 4,936 SF+/-

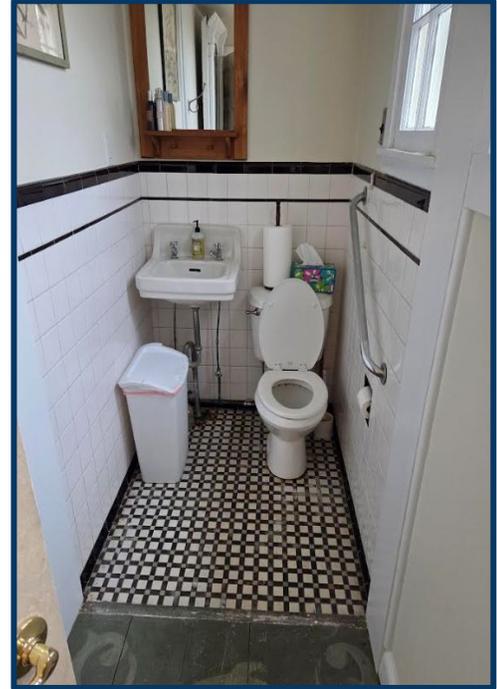
CONTACT: GERRY MATTHEWS 203-753-5800

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819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

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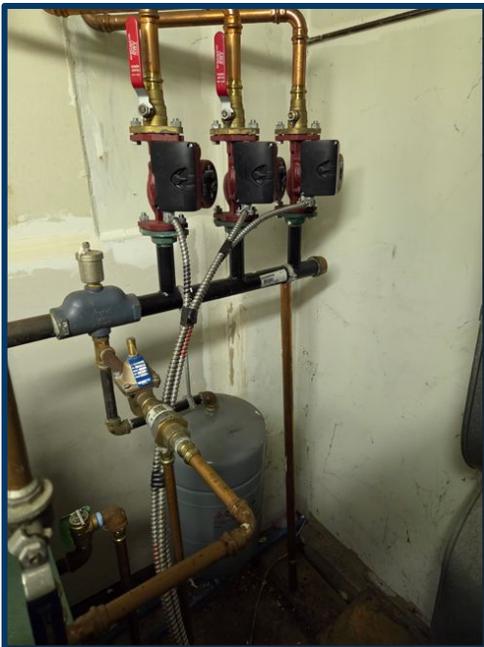
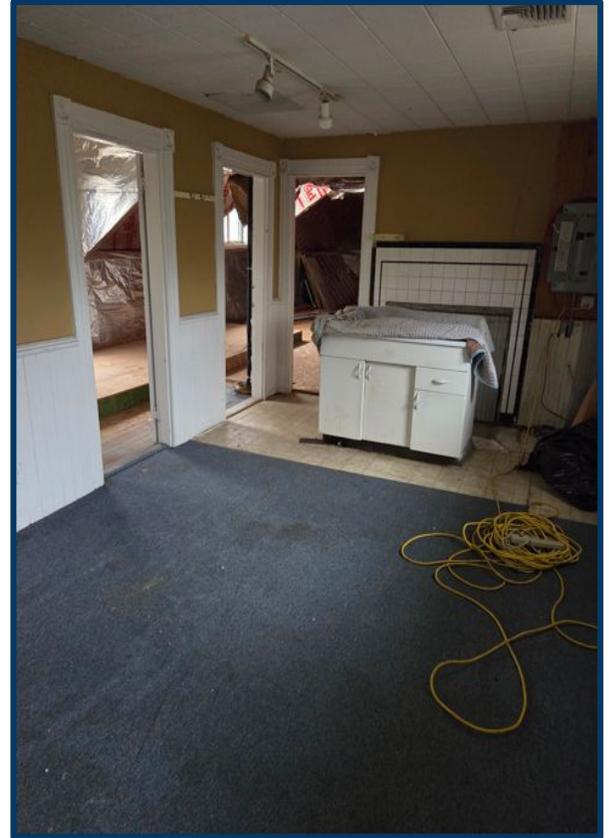
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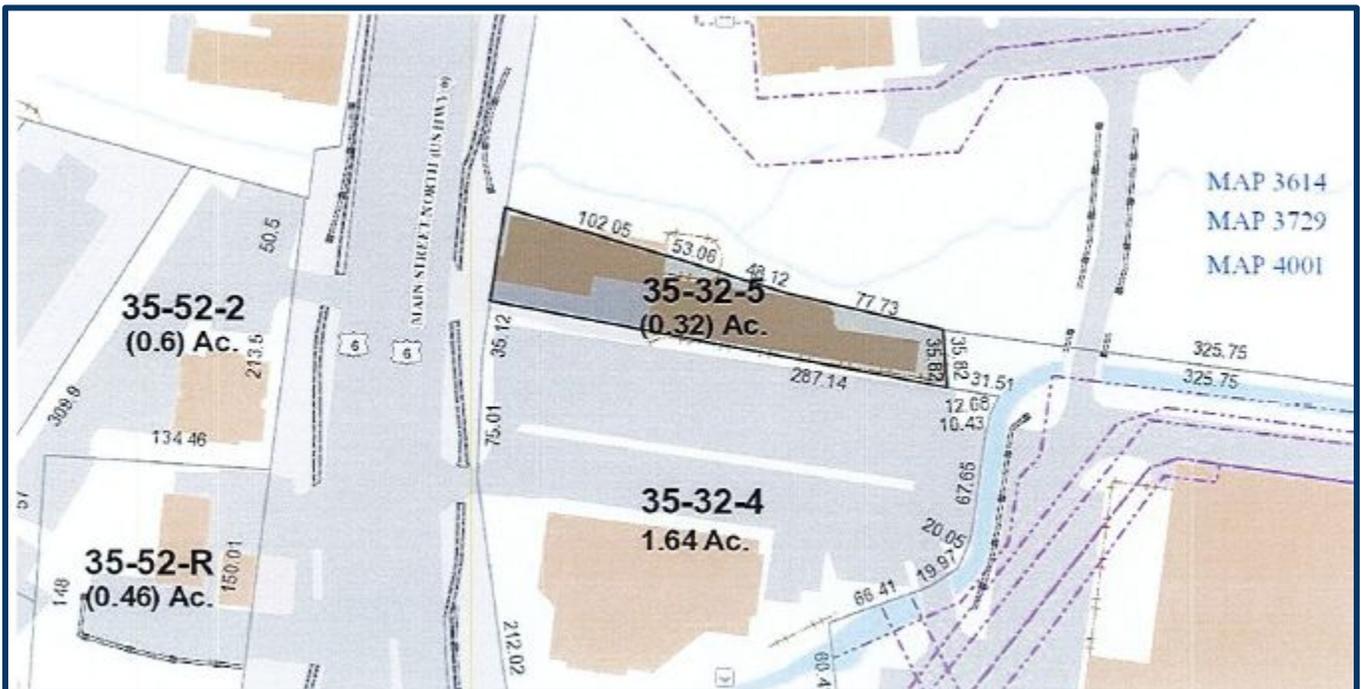
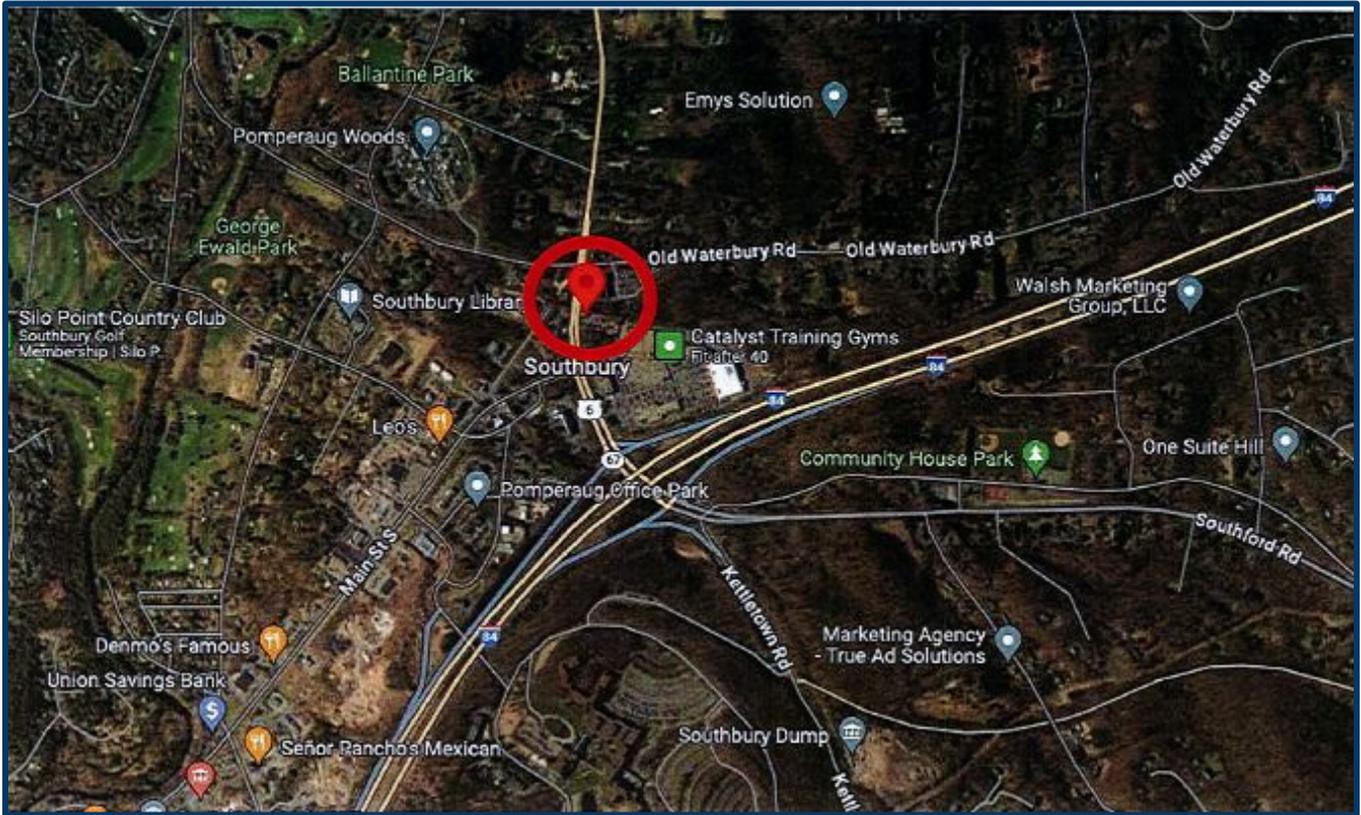
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