

**FOR SALE**



***264 Main Street South  
Woodbury, CT 06798***

**Rare Main Street Woodbury Mixed Use Property**

**Historically Registered Landmark Building**

**Totally Remodeled 2018/2019 with Lots of Options**

**Perfect Professional/Medical Office Space on 4,100 +/- S/F Ground Floor**

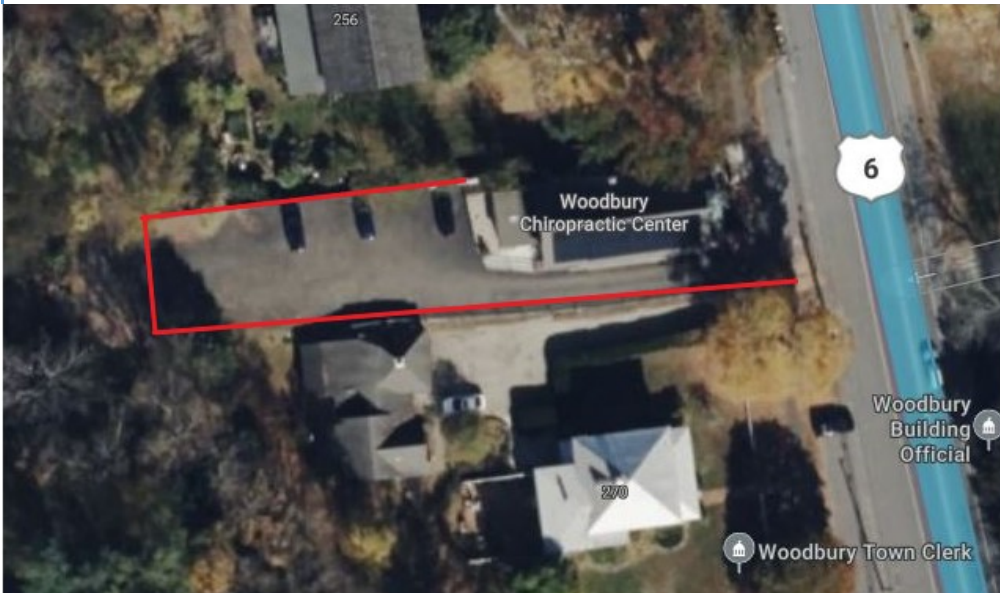
**Live & Work in a Beautiful Setting OR Run Your Business Rent Free**

***For Sale Asking: \$1,195,000.00***

# PROPERTY DATA FORM

PROPERTY ADDRESS	264 Main Street South
CITY, STATE	Woodbury, CT 06798

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,155 +/-	Air Conditioning	Central + Mini Splits
Number of floors	2 Plus Basement	Sprinkler / Type	N/A
Avail S/F	4,155 +/-	Type of Heat	Hot Water/Base Board
		<b>OTHER</b>	
Ext. Construction	Clapboard	Acres	.4
Ceiling Height	10'	Zoning	MSD
Roof	Asphalt Shingle	Parking	Plenty on Site
Date Built	1880 Original /Remodel 2018/2019	Interstate Distance	4.5 mi to I-84
UTILITIES	Buyer/ Tenant to Verify	TAXES	
Sewer	Septic	Assessment	\$403,060.00
Water	Aquarion	Appraisal	\$575,800.00
Gas	Gas/Oil and/or Propane	Mill Rate	23.17
Electrical	Solar Panels Supply More than Usage	Taxes	\$9,338.90
		TERMS	
		Sale	\$1,195,000.00



**\*\* Sale can include existing businesses which include equipment, furniture, fixtures, website(s), proprietary info & inventory**

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.

# 1st Floor Medical Office



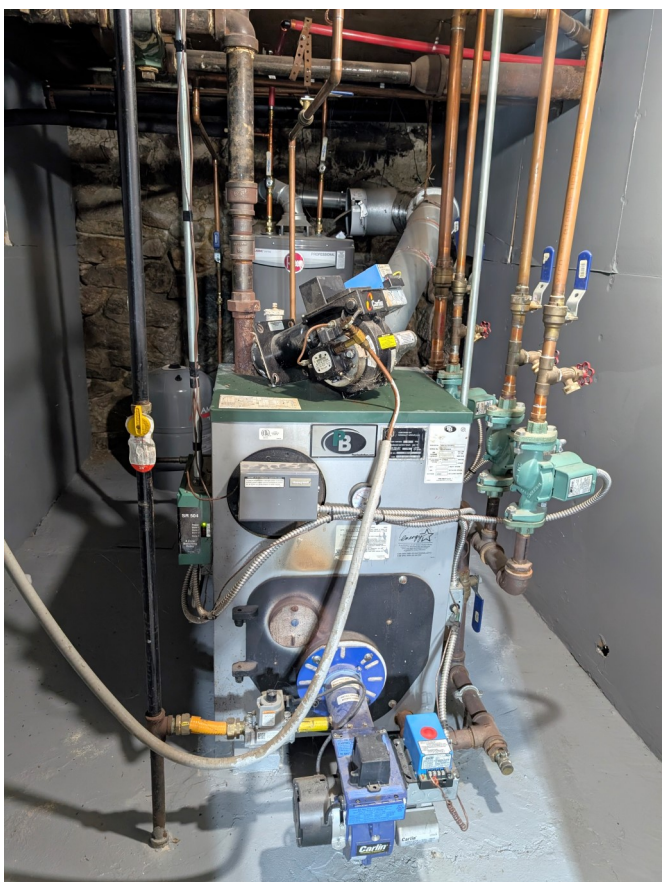
**Second Floor Apartment**  
**1 Bdrm Option for 2**  
**or Additional Apartment (900 S/F Available)**



# Building Mechanicals & Parking Lot



Central Vac



# Physical Therapy Area Approx 900 S/F

