

# FOR SALE



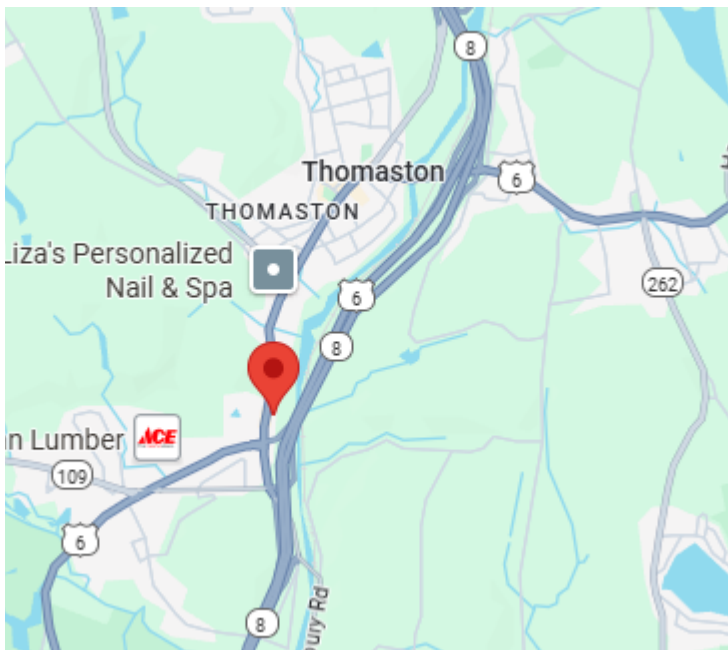
**505 South Main Street  
Thomaston, CT 06787**

**8,582 +/- Office/Retail Building  
Currently Used for Religious Services  
Situated on .81 +/- Acres Offering Excellent  
Exposure & Accessibility Along RT 6  
Offered at \$795,000.00**



# PROPERTY DATA FORM

PROPERTY ADDRESS		505 South Main St	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,582 +/-	Air Conditioning	Central Air
Number of Floors	2	Sprinkler / Type	N/A
Available S/F	8,582 +/-	Type of Heat	Gas F/A
		Elevator	Yes
		OTHER	
		Acres	.81 +/-
		Zoning	M1
Ext. Construction	Block & Vinyl	Parking	Plenty On Site
Ceiling Height	10' - 12'	State Route / Distance To...	RT 8 Immediate
Roof	Gable	TAXES	
		Appraised	\$598,600.00
		Assessment	\$419,020.00
		Mill Rate	35.1
		Taxes	\$14,707.00
		TERMS	
		Sale	\$795,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	Eversource		
Electrical	200 Amps		



## HIGHLIGHTS

- ♦ Zoned for Religious or Commercial Use
- ♦ Ample Parking
- ♦ Versatile Layout Suitable for a Religious Organization, Educational Programs, or Office/Retail Conversion
- ♦ Prime Location in a High Traffic Area along RT 6 with Immediate Access to RT 8 On & Off Ramps

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.



