

# FOR SALE

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Middlebury, CT, 06762



302 Lopus Road  
Beacon Falls, CT 06403

5,600 S/F on 1.4 Acres

Former Auto Repair Facility suitable for a wide variety of uses

Main level +/- 3,500 S/F upper - level + 2,100 S/F at grade

Nice location minutes to Route 8 with partial highway exposure

Large lot includes upper area and zoned General Industrial

Offered at \$475,000.00

# PROPERTY DATA FORM

PROPERTY ADDRESS		302 Lopus Road	
CITY, STATE		Beacon Falls, CT 06403	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,600	Air Conditioning	No
Number of floors	2	Sprinkler / Type	No
Avail S/F	5,600	Type of Heat	Oil
	1st floor 3,500	<b>OTHER</b>	
	2nd floor 2,100	Acres	1.4
Ext. Construction	Masonry, wood	Zoning	General Industrial
Ceiling Height	<b>12' main garage</b>	Parking	
Roof	Asphalt shingle	<b>State Route / Distance To...</b>	1 mile RT8
Total avail drive-in	4	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$233,086.00
Sewer	Septic	Mill Rate	29.54
Water	Well	Taxes	\$6,885.36
Gas	No / Oil	Appraised	\$332,980.00
Electrical	200 Amp single phase	<b>TERMS</b>	
		Sale price	\$475,000.00

Lifts & equipment can be bought



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