



## RARE INVESTMENT OPPORTUNITY IN CANAAN

EH# 5232

mls# 170601956

\$865,000

Canaan,  
Connecticut

Litchfield County

10,000 Sq Ft

2.53 Acres

4 Bath

Introducing 403 Ashley Falls Rd, located in the heart of Canaan, CT's commercially zoned area. This property offers three spacious and versatile buildings, making it a fantastic opportunity for various uses. With a generous land size of over 2.53 acres, these buildings benefit from the convenience of public water and sewer connections. The prime location of the former Habitat of Humanity building provides excellent exposure on Route 7, ensuring maximum visibility for your business. In total, the combined square footage of the three buildings is 10,000 sqft, offering ample space for your operations. Whether you choose to utilize all three buildings for your business or rent out the spaces individually, this property presents a solid investment in the rapidly growing and evolving Canaan, CT. Take advantage of this opportunity to establish or expand your presence in a dynamic and thriving area. Don't miss the chance to secure a valuable property in a prime location.



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**MAIN BUILDING**

**Entrance:** open, carpet

**Office:** carpet, double door

**Kitchenette**

**Bathroom:** tile

**WEST BUILDING**

**Entrance:** Open, concrete floor

**Bathroom**

**Second floor:** Plywood floor

**Bathroom**

**APARTMENT**

**BARN**

**Location:** 403 Ashley Falls Rd, Canaan CT

**Acreage:** 2.53 acres

**Zoning:** Mixed used

**Year Built:** 1960

**Square Footage:** 10,000 sq.ft. per owner

**Total Rooms:** 14+ **BAs:** 4+

**Roof:** Asphalt shingle

**Heat:** Forced air, oil

**Water:** public water

**Sewer:** public sewer

**Taxes:** \$8,452

# ELYSE HARNEY REAL ESTATE

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