TERRIFIC COMMERCIAL PROPERTY WITH APARTMENT

This is a fabulous location at the intersection of two main roads. Over +/-1000 sq ft of commercial space on the ground level, an attached Garage with oversized door and 13' ceiling, plus a 2-Bedroom Apartment upstairs. The building was completely renovated in 2007 and offers plenty of parking. Main Floor commercial space available for rent for $1800 per month.

Web ID: EH #2423 Price: $345,000

ELYSE HARNEY REAL ESTATE

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FIRST FLOOR:
ENTRANCE to:
RECEPTION/OFFICE AREA: (21x16) 8'7 ceiling, acoustical tile ceiling, tile and carpet floor, closet
OFFICE: (15x9'3) rear-facing window, carpet
OFFICE: (9'3x7'9) front-facing window, carpet
RESTROOM: wheelchair accessible
GARAGE: (30x16) 13' ft ceiling height, oversized door, ind individual propane heater, loft storage area
SECOND FLOOR APARTMENT:
GREAT ROOM:
BEDROOM:
BEDROOM:
FULL BATH:

PERTINENT FACTS:
Location: 16 Route 7 South, Falls Village, CT 06031
Land Size: 0.39 acre; Map: 16, Lot: 74
Vol.: 69, Page: 942
Zoning: R80
Age: 1998 - renovated in 2007
Square Footage: (Town Assessor's Card)
Commercial Space: 992 sq ft & 512 sq ft Garage
Apartment: 1504 sq ft
Frontage: 129.15 (Town Tax Map)
Total Rooms: 6;
Commercial Space: 3 rooms; BRs 0, BAs 0.5
Apartment: 3 rooms; BRs 2, BAs 1
Basement: no
Floors: tile and carpet
Exterior: wood clapboard
Driveway/Parking Lot: paved
Roof: asphalt shingle
Heat: propane fired - 3 individual units on the main floor, hot-air system in Apartment
Propane Tanks: 3 at back of building
Sewer: septic system
Water: town
Electric: 200 amps - 2 meters
Mil rate: $20.5, Date: 2011
Taxes: $4,231.20, Date: 2011
Taxes change; please verify current taxes.

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Description is subject to errors, omissions, unannounced price changes and/or availability. Care has been taken in preparing this description, but no warranty is intended or implied. Purchasers must satisfy themselves as to the correctness of all statements.