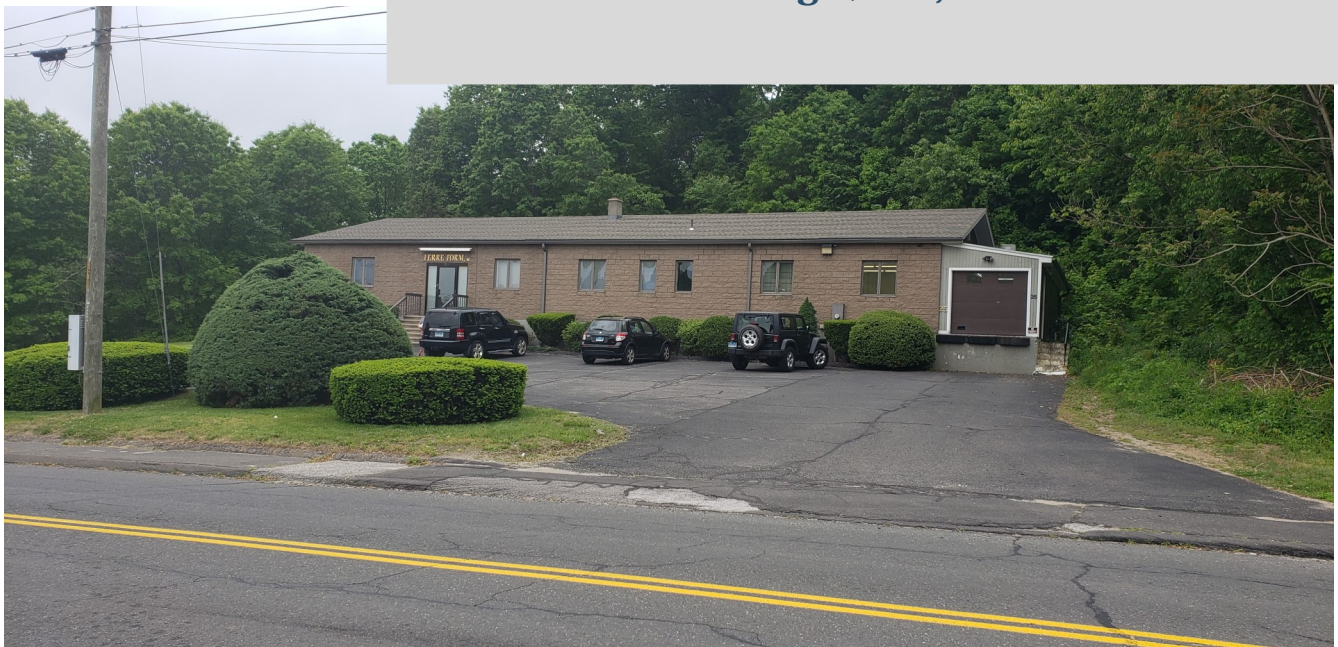


**FOR SALE**



**25 Falls Ave  
Oakville, CT 06779**

**Rare Stand Alone 5,936 +/- S/F Industrial Building  
2.1 Acres - Expandable - IG 80 Zoning  
Extra Clean with Heavy Power  
New Roof and HVAC 2019  
Loading Dock - Potential Drive-in  
Asking: \$465,000.00**



# Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial

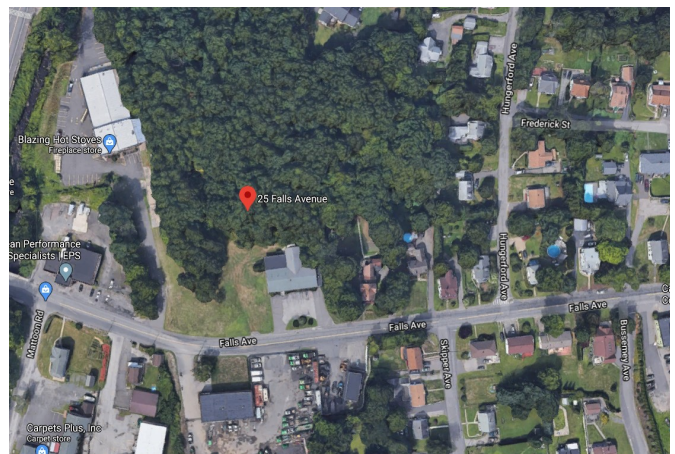
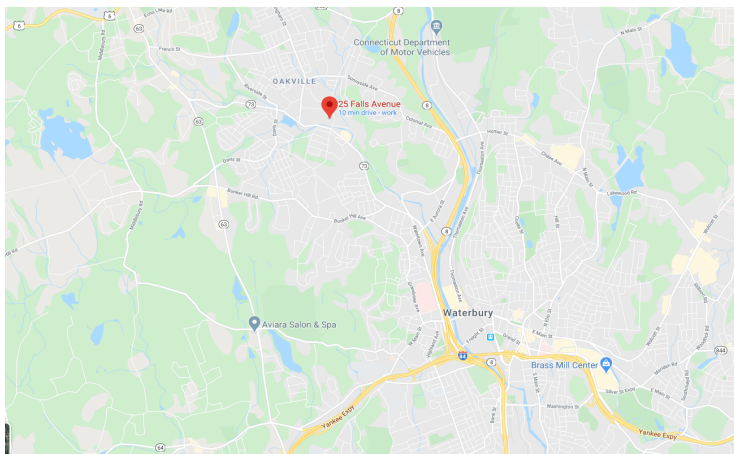


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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>25 Falls Ave</b>	
<b>CITY, STATE</b>		<b>Oakville, CT 06779</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,936 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	
Avail S/F	5,936 +/-	Type of Heat	Oil/ FA
Office Space	500 S/F	<b>OTHER</b>	
Total/ Avail Docks	1	Acres	2.1
Ext. Construction	Concrete/ Block	Zoning	IG 80
Ceiling Height	10'	Parking	Ample
Roof	Gable - New 2019	State Route / Distance To...	
Date Built	1970	<b>TAXES</b>	
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
Sewer	City	Assessment	\$211,600.00
Water	City	Appraisal	\$302,200.00
Gas	EverSource at the street	Mill Rate	33.59
Electrical	400 Amp/ 3Ph	Taxes	\$7,107.65
		<b>TERMS</b>	
		Sale	\$465,000.00



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