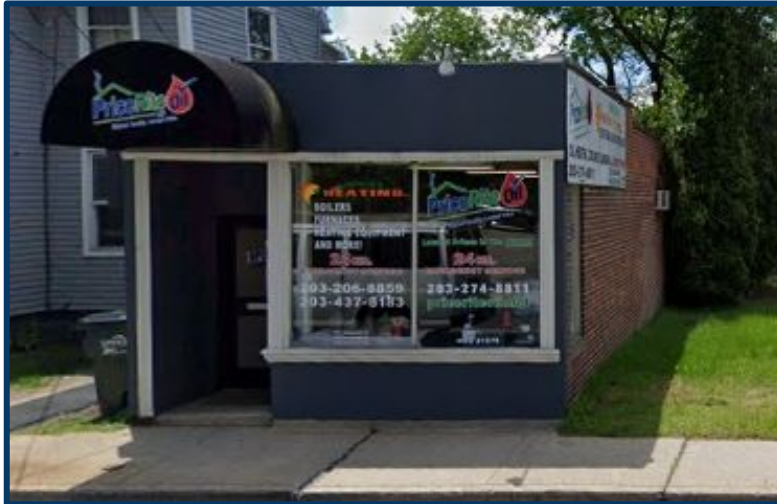


FOR SALE

293 Main St., Oakville / Watertown CT

MATTHEWS COMMERCIAL PROPERTIES

RARE FREESTANDING BUILDING WITH GREAT VISIBILITY



RARE FREESTANDING BUILDING

- 629 SF+/- Building
- Main St “In Town” Location
- Great Visibility with Good Signage
- Over 9,000 Cars Per Day
- New Roof 2021
- Refinished Hardwood Floors
- New Paint
- Excellent Opportunity for an Insurance Office, Real Estate, Tax Preparation, Accountant, Lawyer, or Small Retail Location

Competitively Priced at \$189,000.00

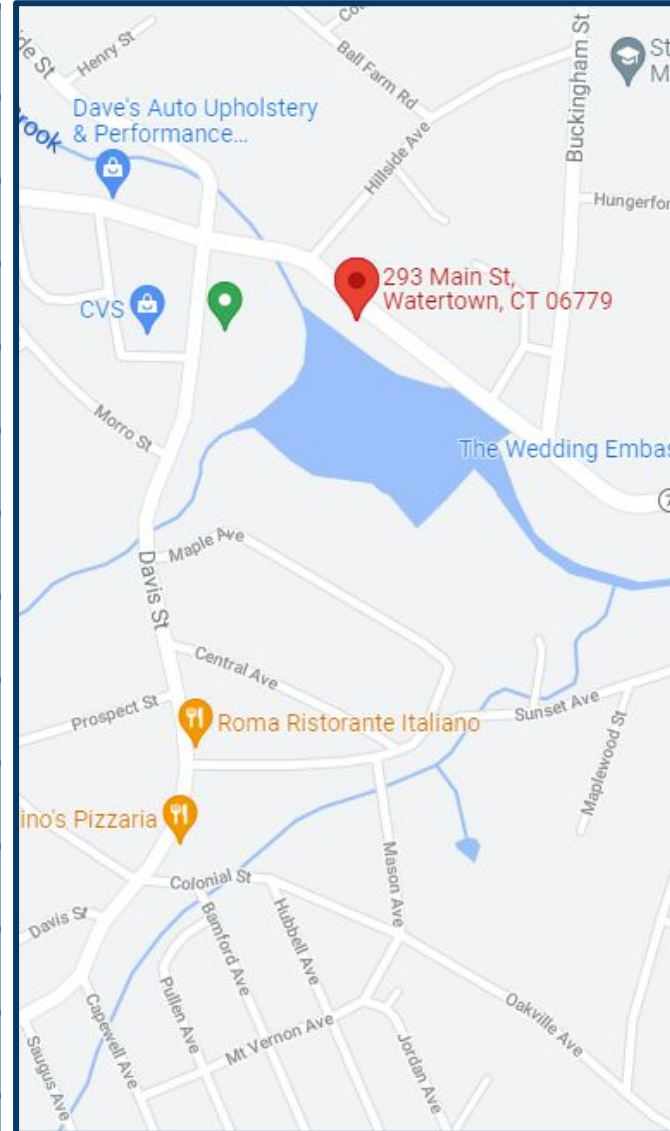
Contact:
GERRY MATTHEWS
Office: 203-753-5800
gdmattthews@snet.net

FOR SALE

MATTHEWS COMMERCIAL PROPERTIES

293 Main St., Oakville / Watertown, CT

Total Available SF	650 SF +/-
Number of Floors	1
Exterior Construction	Brick
Interior Construction	Finished
Ceiling Height	9'
Year Built	1938
Roof	Rubber 2021
Heat Source/ Type	Propane
Parking	On Street
A/C	Wall Unit
Sewer	Town
Water	Town
Electric	Eversource / 200 Amp
Gas	Propane
Zoning	BC
Appraised	\$113,400
Mill Rate	33.19
Total	\$2,634.60
Total Available Acres	.03



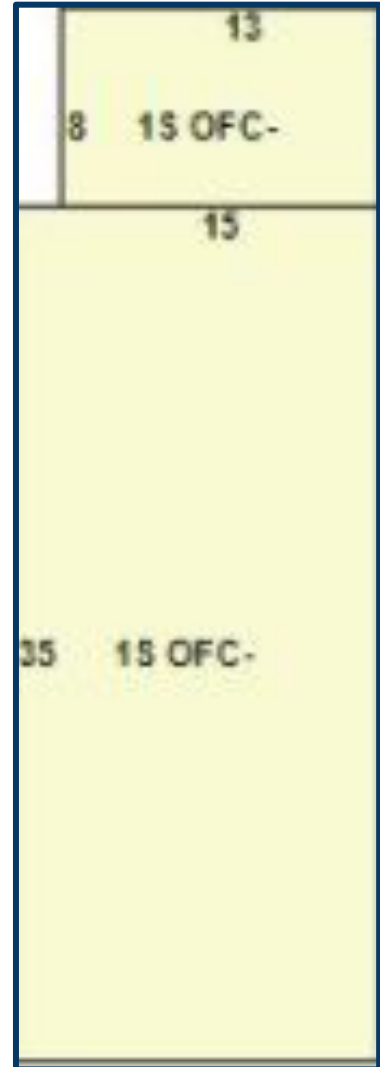
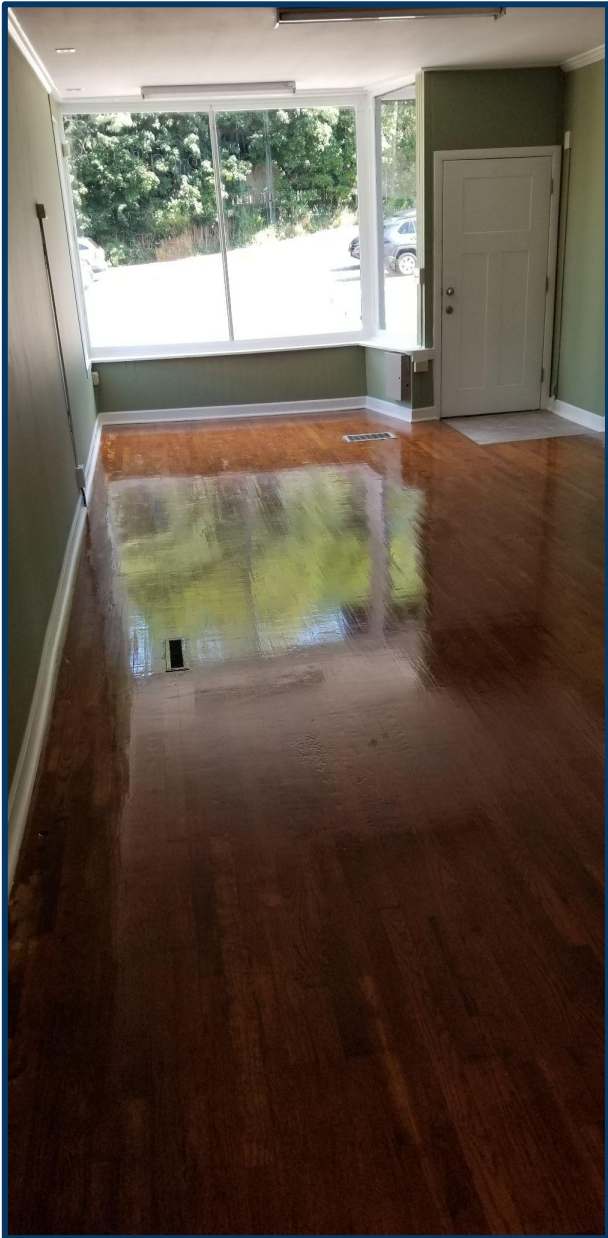
MATTHEWS COMMERCIAL PROPERTIES LLC
819 Straits Tpke, Suite 3B
Middlebury, CT 06762
matthewscommercial.com

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