



**GREAT COMMERCIAL/RETAIL FACILITY - NORTH CANAAN, CT
OFFERED AT \$395,000 - WEB ID# JHA152**



**JOHN HARNEY
ASSOCIATES, LLC**

REAL ESTATE BROKERAGE

7 ACADEMY STREET, SALISBURY, CT 06068

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Description is subject to errors, omissions, unannounced price changes and/or availability. No warranty is intended or implied in this description. Purchasers must satisfy themselves as to the correctness of all statements.

RESIDENTIAL

Property ID# JHA152

Location: 88 Sand Rd., North Canaan, CT

Land size: 13.2 Acres

Map: 07, **Lot:** 111-C

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Zoning: Commercial/Retail

Easements: None Known

Year Built: 1959

Property Type: Commercial

Square Footage: 2,704

Total Rooms: 6

BR's: None, **BA's:** 2 Half Baths

Basement: None

Attic: Yes

Exterior: Vertical Wood Siding

Floors: Carpet

Roof: Composition asphalt shingle

Garage: None

Cooling: None

Heat: OHW

Oil Tank: (1)above ground, 275 Gal.

Sewer: Septic

Water: Well

Exclusions: None known

Mil Rate: 21 **Date:** 2007

Taxes: \$ 2,563 **Date:** 2007

Please verify current taxes

Offered at: \$395,000

DESCRIPTION:

Ideal location and excellent investment! This commercial property was used as a landscaping and nursery facility. Sited on 13 +/- acres the property includes a 26' x 104' partially oil heated building which served as a multi-use office space, leaving the balance as a workshop and storage area heated with wood.

The surrounding acreage includes a pond, mostly level land, and the possibility for one or more homes sites towards the rear.

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