



**HIGH VISIBILITY COMMERCIAL PROPERTY- CANAAN, CT  
WEB ID#JHA199 - OFFERED AT \$695,000**



**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**

**Location:** 80 Main Street, Canaan, CT  
**Land size:** .13 acre (square footage 5,132)  
**Map:** 22, **Lot:** 273  
**Vol:** 56, **Page:** 779  
**Zoning:** Commercial  
**Easements:** None known  
**Year Built:** 1875, renovated in 1988  
**Square Footage:** 5,050 first floor(town)  
**Floors:** 2 Story, 1st fl. retail, 2nd flr. 7 apts.  
**Basement:** Full  
**Parkeing:** On street  
**Exterior:** Vinyl siding  
**Floors:** Carpet, mixed  
**Roof:** Composition asphalt shingle  
**Fuel Tanks:** (2) 275 gal. in basement  
**Heat:** Oil, FHA - 1st floor, New Burnham boiler in2005  
**Heat:** Electric - 2nd floor, per individual apartment  
**Cooling:** Central Air 1st floor  
**Cooling:** 2nd flr.: None  
**Sewer:** Town  
**Water:** Town  
**Cable:** Yes  
**Exclusions:** None Known  
**Mil Rate:** 21.0 **Date:** 2008  
**Taxes:** \$9,226 **Date:** 2008  
**Please verify current taxes**  
**Offered at:** \$695,000

**DESCRIPTION:**

Commercial space available - Formerly a clothing store in a prime location in the center of downtown Canaan. This retail opportunity offers a high traffic count, excellent exposure and visibility. The first floor retail area is 5,050 square feet with 4,126 square feet on the second floor. Potential for first floor to be divided into two separate units.

This income producing property houses seven apartment; two studio, (1) two bedroom and four (1) bedroom apartments on the second floor.

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