

~ **FOR SALE** ~

**IDEAL CONTRACTORS SITE
OFFICE AND GARAGE ON LEVEL .528 ACRES**



**16 Taylor Avenue
Bethel, CT**

Sale Price: \$599,000

Contractors and Investors take note! Rare opportunity for contractor's yard, storage garage and front office (possible residential conversion). Property currently has a nicely finished +/- 2,370 sq. ft. office, +/- 2,254 sq. ft. garage on level .54 acres. Ideal for contractor or investor! There are also plans in place for a new 3,000 sq. ft. industrial building on site.

Front Office:	+/- 2,370 Sq. Ft. with nice finished office.
Rear Garage:	2,254 Sq. ft. 2 bay garage
Land:	.528 level acres
Zone:	I (Industrial)
Heating /Cooling:	
Front Building:	Gas heat and Central Air
Rear Garage:	Propane Heat
Plumbing:	
Front Office:	1 full bath and 1 half bath
Rear Garage:	1 full bath
Utilities	City water, sewer and gas
Taxes:	\$9,126 Per Year
Sale Price:	\$599,000



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No warranty of representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental, sale or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

~ PHOTOS~

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TRC

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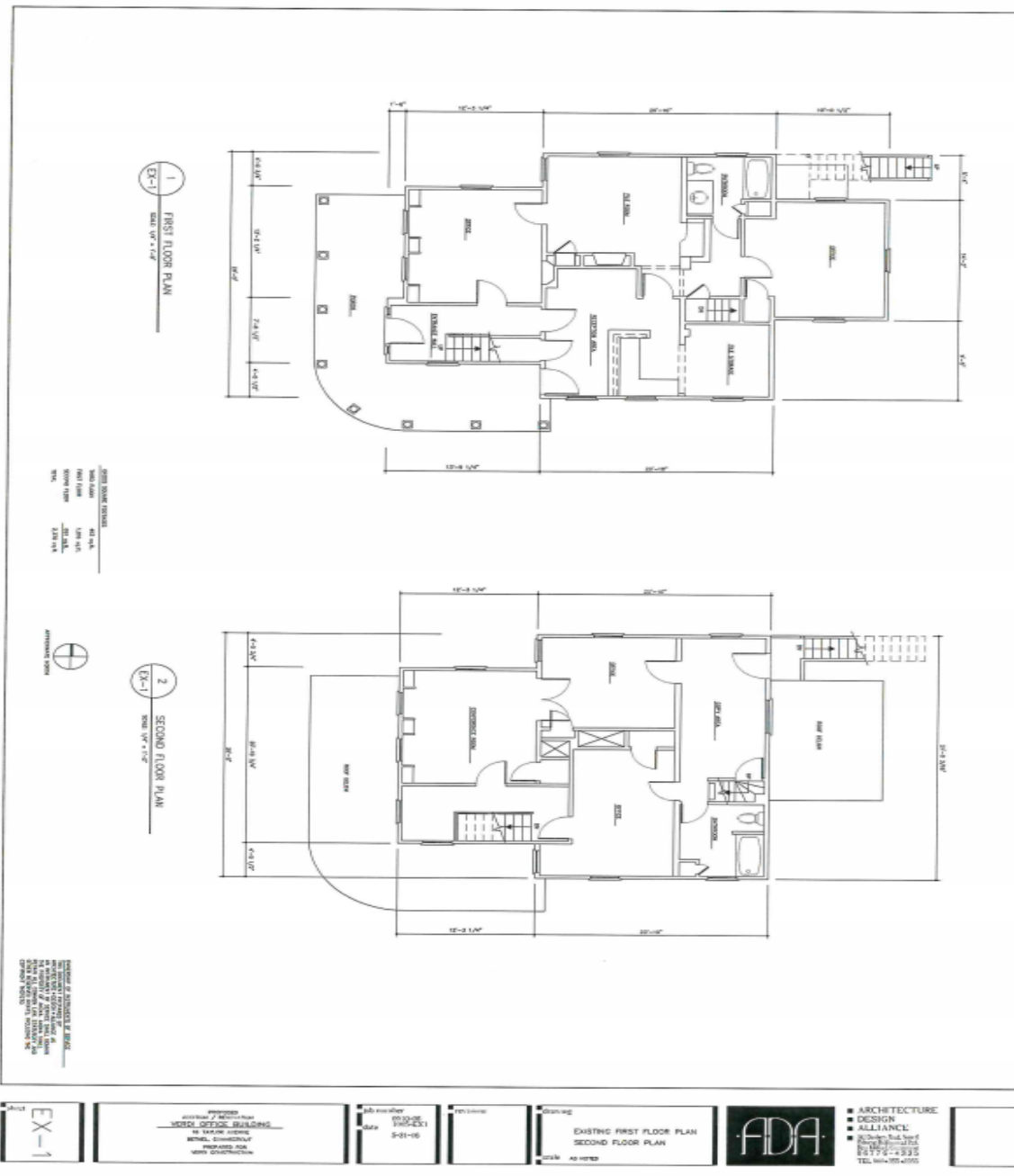
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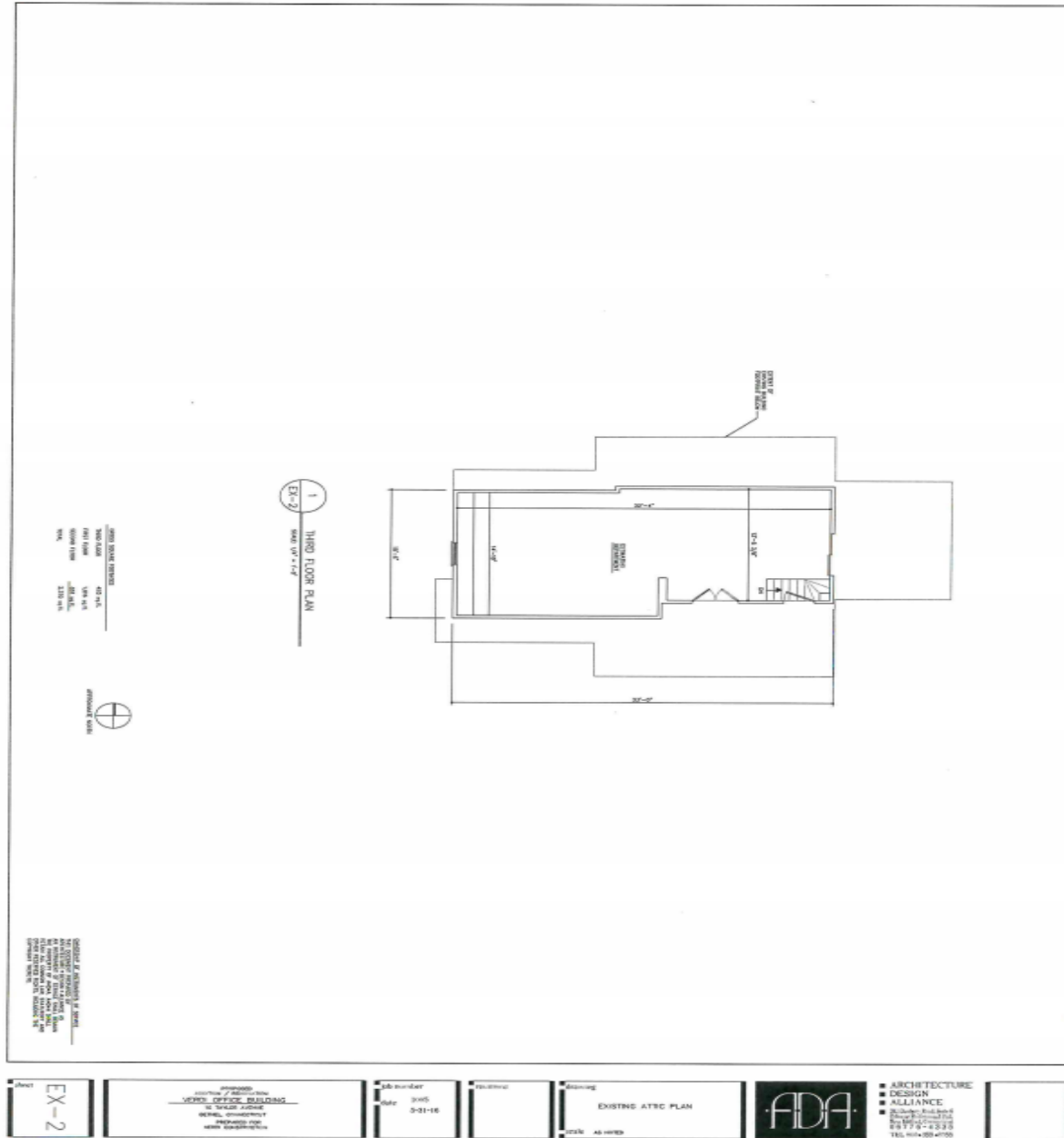
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~ *HOUSE—3rd Floor Layout*~

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TOWER



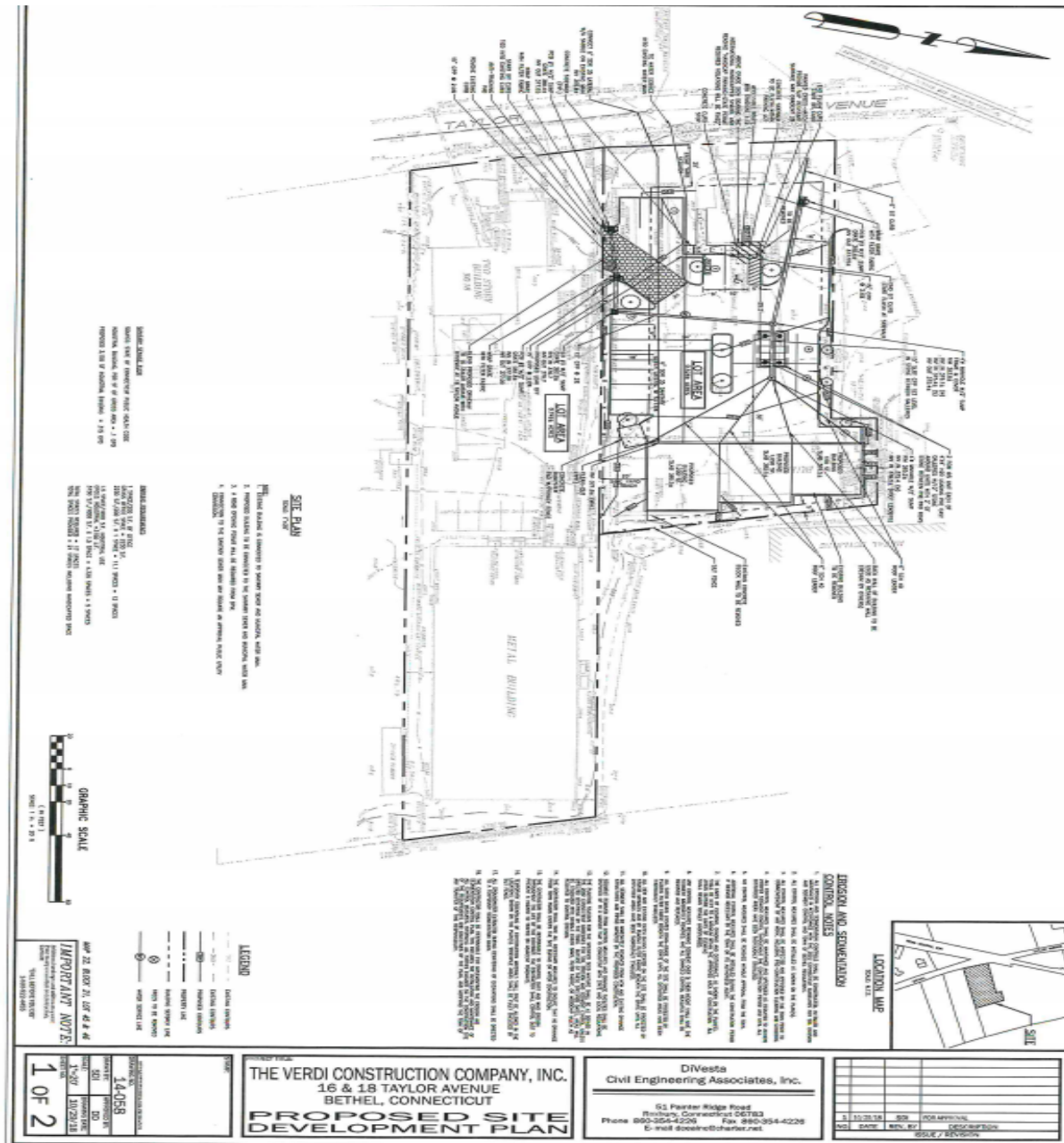
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~ NEW BUILDING PLAN ~

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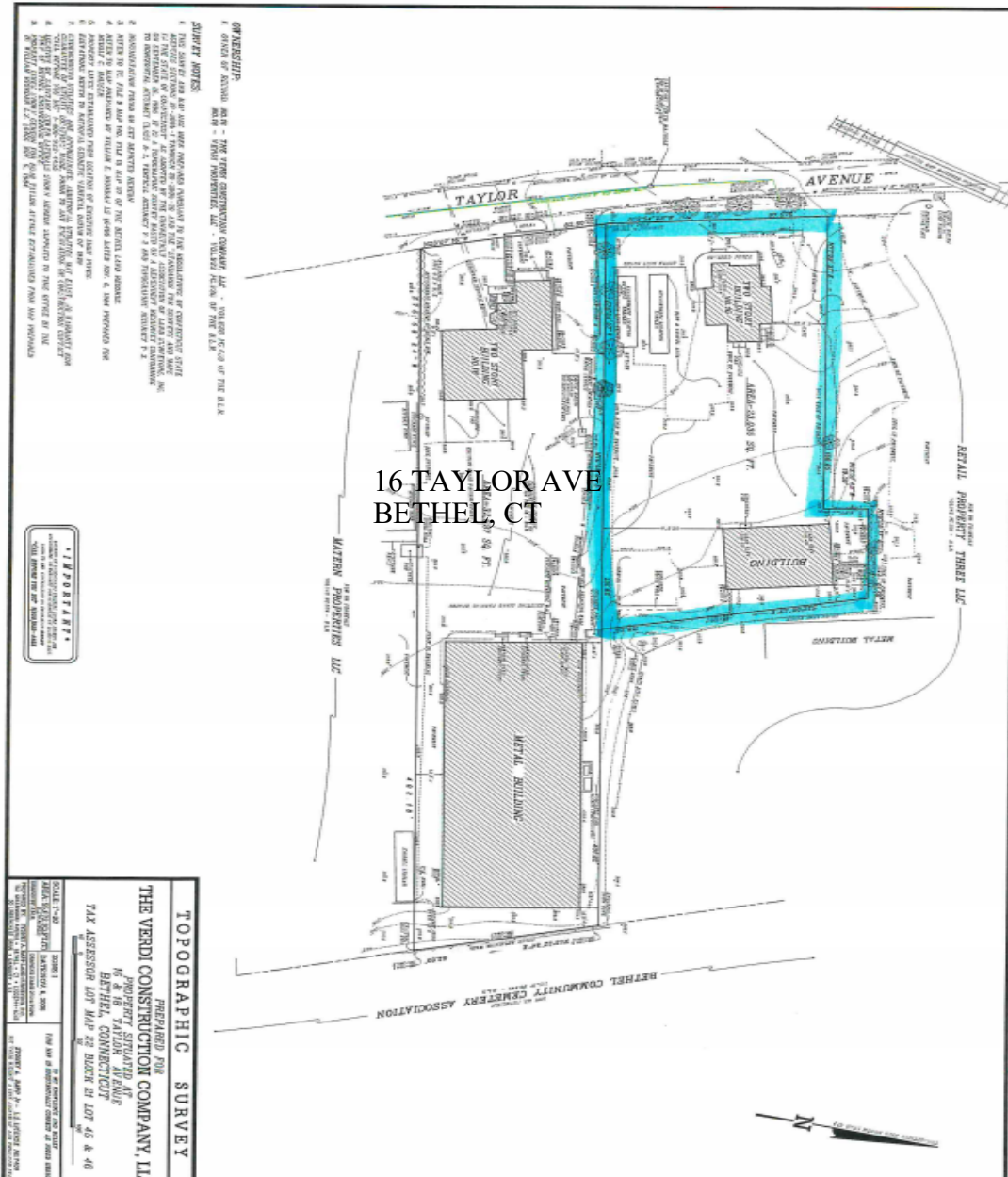
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