

FOR SALE

142 Main St. North, Southbury, CT



PRICE REDUCED TO \$695,00.00

PROPERTY HIGHLIGHTS

- Prime Location: Situated in the charming and historic town of Southbury, this property offers excellent visibility and accessibility.
- Spacious Layout: Featuring 2961 square feet on the first floor and 1144 square feet on the second floor, which was formerly an apartment, making it a versatile space suitable for residential or commercial use.
- Charming Architecture: Classic New England charm with modern updates, creating a unique blend of character and functionality. Large Glass storefront w/ an open inviting floor plan.
- Ample Parking: Convenient on-site and nearby parking options for residents, customers, or guests.
- Zoning: B-3A—ideal for retail, office space, or a cozy home.
- Updated Features: Renovations include a modern updated electrical service and a new roof., Central HVAC on the 1st floor.
- Antiques: This property is conveniently located on Rt 6 leading to the heart of the Antique Mecca of Woodbury, Ct.
- Close to Amenities: Walking distance to restaurants, shopping, parks, and major highways for easy commuting.

WHY INVEST IN 142 MAIN ST. NORTH?

This is a rare opportunity to own a piece of Southbury's history while enjoying the benefits of modern amenities. Whether you're looking for a new home, office space, or investment property, this versatile building is a must-see!

For More Information or to schedule a showing:

Exclusively Marketed and listed by Matthews Commercial Properties. 819 Straits Tpke. Middlebury, Ct.

Don't miss out—schedule your tour today!

GERRY D. MATTHEWS
Office: 203.753.5800
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BUILDING

| | |
|-----------------------|-------------|
| Total SF | 4105 SF+/- |
| Number of Floors | 2 |
| Roof | 1 year |
| Interior Construction | Finished |
| Exterior Construction | Clapboard |
| 1st Floor/per town | 2961 SF +/- |
| 2nd Floor | 1144 SF +/- |
| Ceiling Height | 9' |
| Date Built | 1900 |
| Parking | On Site |
| Zoning | B-3A |
| Acres | 0.32 |

MECHANICALS & UTILITIES

| | |
|------------------|-----------------------|
| Type of Heat | Oil/Hot air 3 yrs old |
| Electrical | Eversource/updated |
| Air Conditioning | First floor |
| Sewer | Septic |
| Water | CT Water |

TERMS

| | |
|--------------|-----------|
| Lease Rate | \$695,000 |
| PSF \$169.00 | |



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