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 matthewscre@gmail.com

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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	

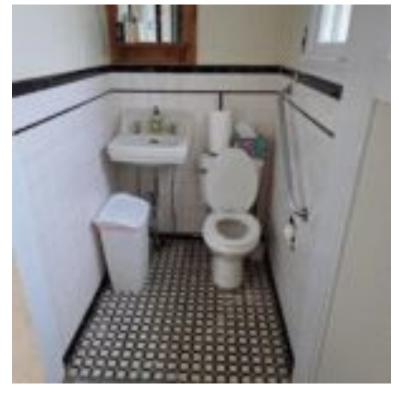


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