

166 SAND ROAD, CANAAN, CT 06031

4,500 SQ. FT | 6.73 ACRE LOT

OFFERED AT

\$1,300,000



JUST LISTED

ABOUT THIS PROPERTY

Prime Industrial Site available on 7 acres in Falls Village CT. The property is level, cleared and supports a completely renovated 4500 square foot building. 1500 square feet are currently used as a workshop with 14' ceilings, a 20' x 13' overhead door and is radiant heat ready. There are 600 square feet currently serving as an office/parts room which features a 10' x 7' overhead door and 1/2 bath and an additional 650 square foot office with a full bath and kitchenette complete with heat & A/C. Above all this there is 1500 square feet of living space which includes 2 bedrooms (or offices) central air, heat, laundry room & water softener. A sec



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AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some errands in this location require a car and most major services are within **3** miles.

- ATM 1.9 MI
- PHARMACY 2 MI
- GYM 2 MI
- GAS 2.5 MI
- MEDICAL 2.5 MI
- GROCERIES 2.5 MI
- COFFEE 3.2 MI
- MOVIE THEATER 3.2 MI



SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school within **5** miles.

- NORTH CANAAN ELEMENTARY SCHOOL **NEARBY**
- LEE H. KELLOGG SCHOOL **ASSIGNED**
- HOUSATONIC VALLEY REGIONAL HIGH SCHOOL **ASSIGNED**



OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE CANAAN COUNTRY CLUB (1.8 MILES)
- PARK THE BIG SLIDE (8.3 MILES)
- LAKE MUDGE POND (9.7 MILES)



FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **6** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

- | | |
|-----------------------|-----------------------------|
| FAST FOOD 2 | COFFEE AND TEA HOUSES ... 1 |
| PIZZA 1 | BAKERIES 1 |
| INTERNATIONAL 1 | AMERICAN 1 |
| CAFES 1 | ITALIAN 1 |

