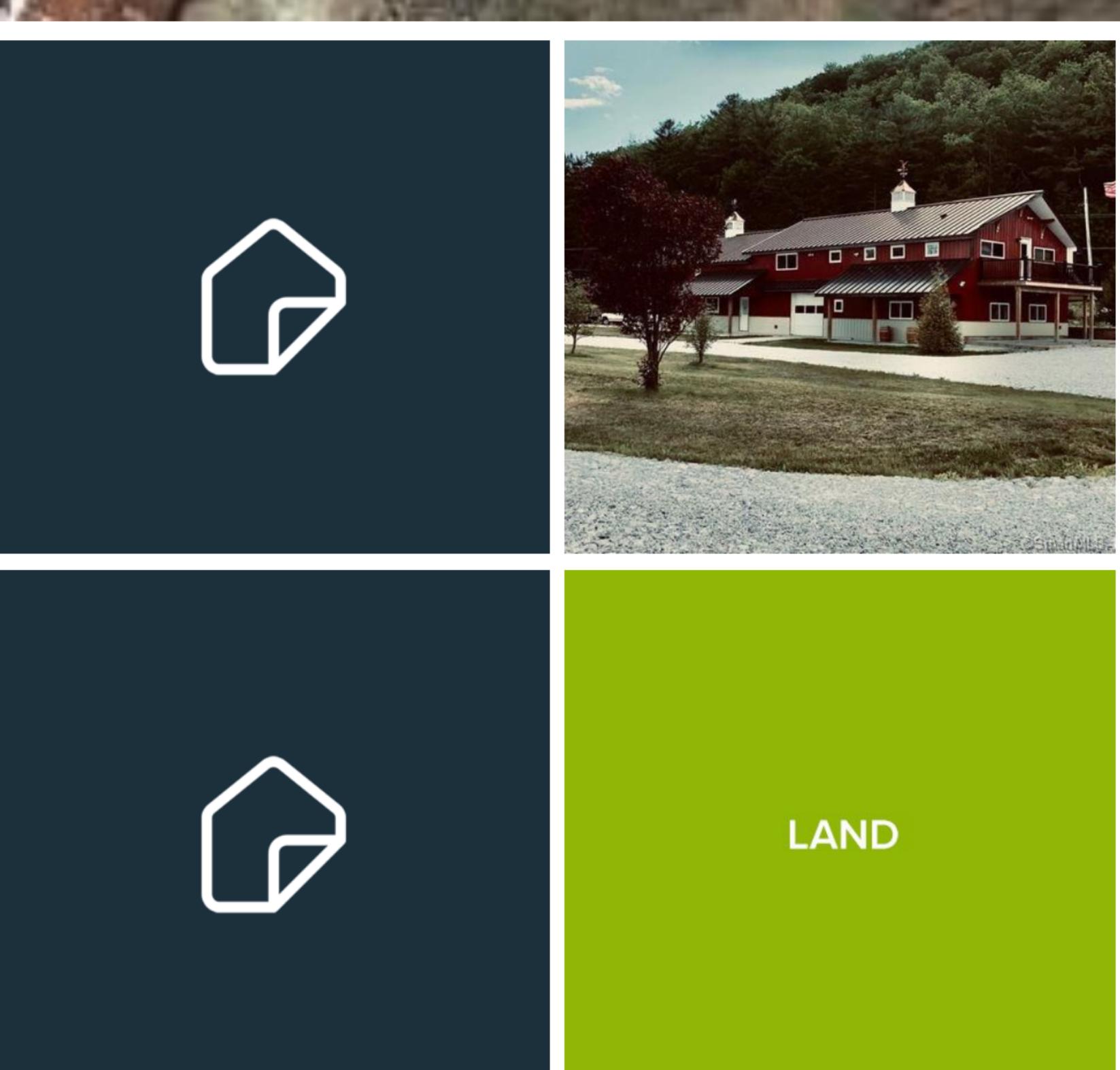


ABOUT THIS PROPERTY

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 ½ 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



44,500 SQ. FT. 6.73
ACRELOT



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KW Kellerwilliams

404 Main Street, Ridgefield, CT 06877

166 SAND ROAD, CANAAN, CT 06031

4,500 SQ. FT | **6.73** ACRE LOT





CONVENIENT

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



АТМ 1.9 мі



PHARMACY 2 MI



GYM 2 MI



GAS 2.5 MI

3.2 MI

COFFEE



MEDICAL 2.5 MI

3.2 MI

MOVIE THEATER



GROCERIES 2.5 MI





SCHOOLS IN YOUR AREA

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



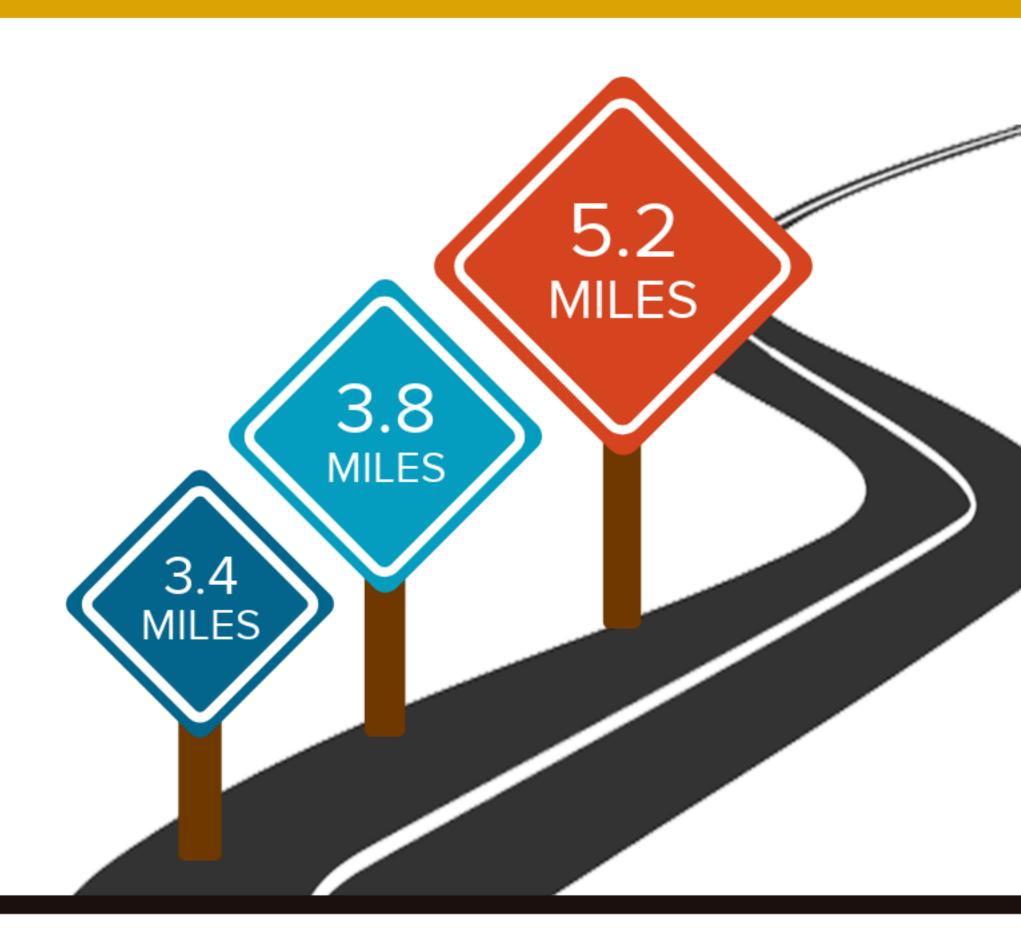
NORTH CANAAN ELEMENTARY SCHOOL NEARBY



LEE H. KELLOGG SCHOOL ASSIGNED



HOUSATONIC VALLEY REGIONAL HIGH SCHOOL ASSIGNED





OUTDOOR - 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)



MUDGE POND (9.7 MILES)





NEIGHBORHOOD EATS

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

BY CATEGORY

FAST FOOD	2	
PIZZA	1	Е
INTERNATIONAL	1	Δ
CAFES		1

COFFEE AND TEA HOUSES	1
BAKERIES	1
AMERICAN	1
ITALIAN	1



