

FOR SALE/LEASE

**1 Pomperaug Office Park Suite 107
Southbury, CT 06488**



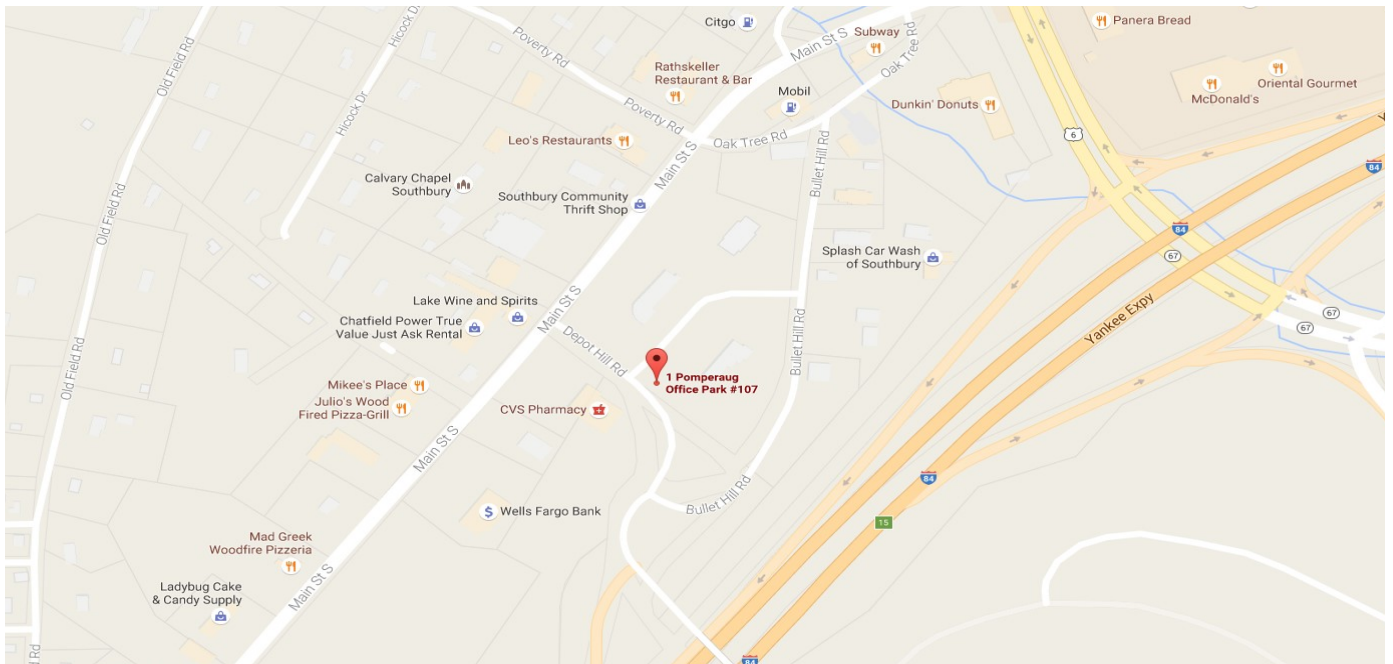
- **1,005 S/F Office or Medical Condominium**
- **Motivated seller**
- **Great location in fully occupied professional, office park**
- **Centrally located in the town of Southbury**
- **Minutes from I 84 and Route 67 - Route 6**

Sale price: \$52,500.00

Lease rate: \$12.00 PSF + NNN

PROPERTY DATA FORM

PROPERTY ADDRESS		1 Pomperaug Office Park Suite 107	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,005	Air Conditioning	New HVAC unit
Floors	1	Sprinkler / Type	
Avail S/F	1,005	Type of Heat	Electric heat pump
Ceiling Height		OTHER	
Roof		Zoning	B-2C
Ext. Construction		Parking	Ample
		State Route / Distance To...	I-84 - 2/10 a mile
		Condo fees	\$544 per month
		TAXES	
Date Built	1984	Assessment	\$76,870.00
UTILITIES		Mill Rate	28.40
Sewer	City	Taxes (new tax rate)	\$1,440
Water	City	TERMS	
Gas	No	Sale	\$52,500.00
Electrical	100 amp 208 V	Lease	\$12 PSF + NNN



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1 Pomperaug Office Park, Suite 107
Interior photos

