

# FOR SALE/LEASE

**572 Middlebury Road  
Middlebury, CT**



**2,642 SF Retail / Office Space**

**Great location on Busy Route 64**

**Ideal for Retail or Professional Office**

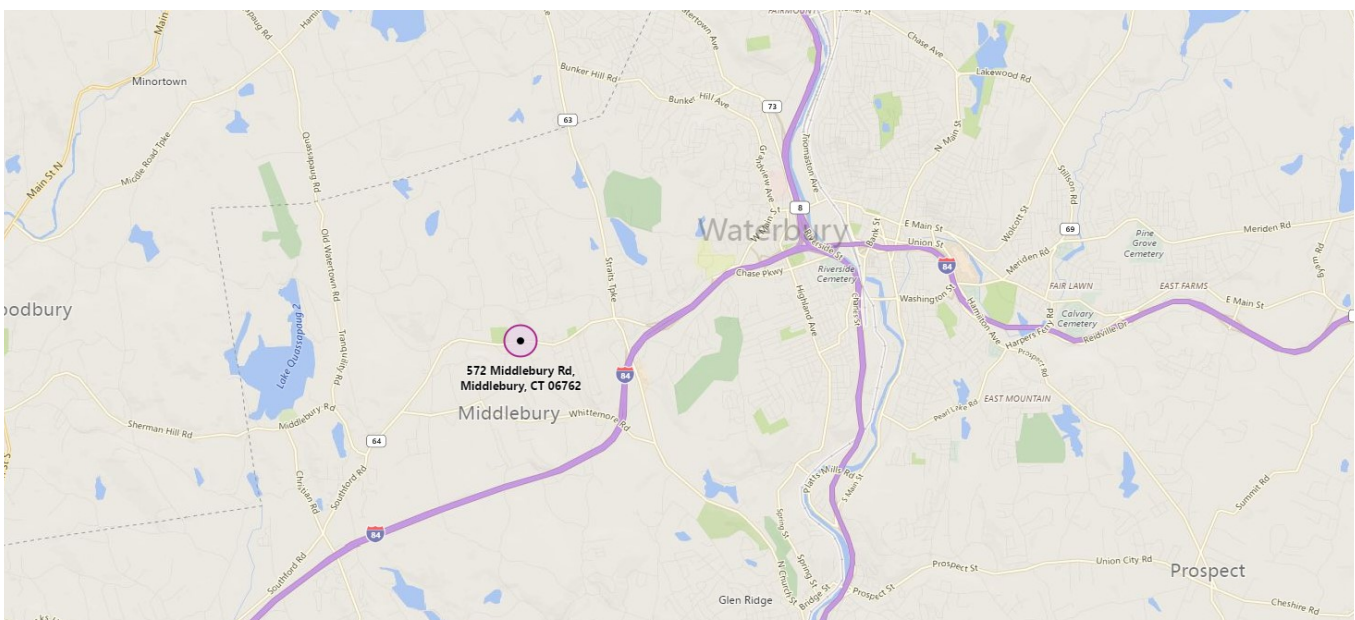
**2016 Remodel**

**Sale asking: \$265,000.00**

**Lease rate: \$13.00 PSF Gross lease + utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		572 Middlebury Road	
<b>CITY, STATE</b>		Middlebury, CT 06762	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Avail S/F	2,642	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Ext. Construction	Brick	Type of Heat	Propane
Int. Construction		<b>OTHER</b>	
Ceiling Height		Total acres	.20
Roof		Parking	Ample
Roof	Flat	State Route / Distance To...	I-84 approx 1/2 Mile
Date Built	1960	Zoning	CA40
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	City	Assessment	
Water	City	Mill Rate	
Gas		Taxes	
Electrical	200 amps /220 volts 3 Phase	<b>TERMS</b>	
		Sale asking	\$265,000.00
		Lease rate	\$13.00 PSF Gross + utilities



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.