

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

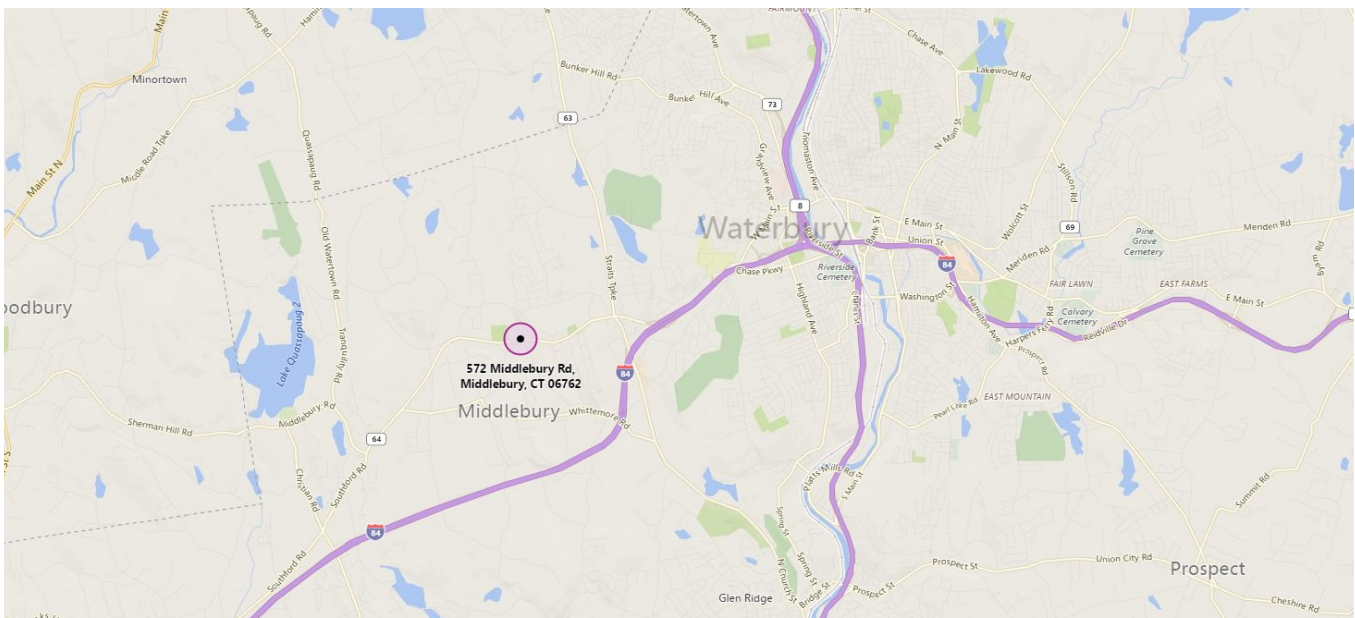
2016 Remodel

Sale asking: \$265,000.00

Lease rate: \$13.00 PSF Gross lease + utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		572 Middlebury Road	
CITY, STATE		Middlebury, CT 06762	
BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	2,642	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Ext. Construction	Brick	Type of Heat	Propane
Int. Construction		OTHER	
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
UTILITIES		TAXES	
Sewer	City	Assessment	\$194,000.00
Water	City	Mill Rate	30.12
Gas		Taxes	\$5,843.28
Electrical	200 amps /220 volts 3 Phase	TERMS	
		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.