

# FOR SALE

**1 Pomperaug Office Park Suite 202**  
**Southbury, CT 06488**



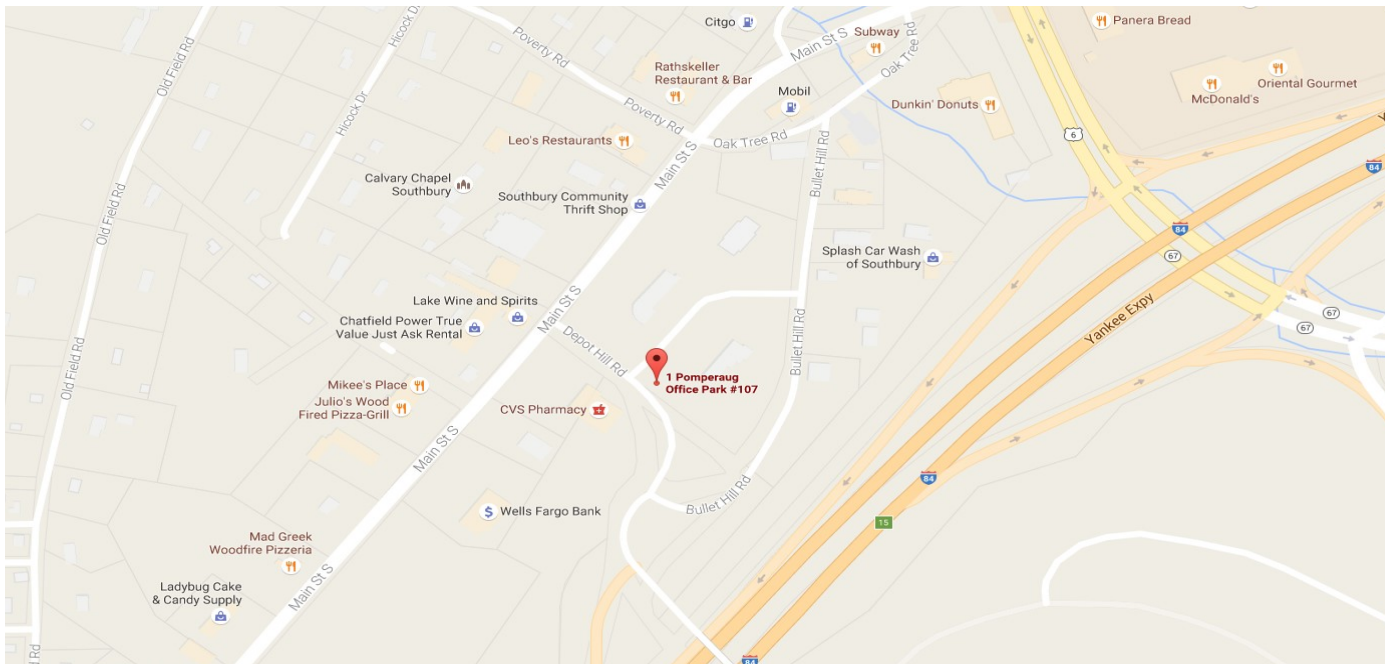
## **1,000 S/F Office or Medical Condominium**

- **Great office location at grade adjacent to main lobby**
- **Fully occupied professional, office park with plenty of parking**
- **Centrally located in the town of Southbury**
- **Motivated seller**
- **Minutes from I 84 and Route 67 - Route 6**

**Sale price: \$55,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1 Pomperaug Office Park Suite 202	
<b>CITY, STATE</b>		Southbury, CT 06488	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,005	Air Conditioning	Newer HVAC unit
Floors	1	Sprinkler / Type	
Avail S/F	1,005	Type of Heat	Electric heat pump
Ceiling Height		<b>OTHER</b>	
Roof		Zoning	B-2C
Ext. Construction		Parking	Ample
		State Route / Distance To...	I-84 - 2/10 a mile
		Condo fees	\$541 per month
		<b>TAXES</b>	
Date Built	1984	Assessment	\$68,510.00
<b>UTILITIES</b>		Mill Rate	28.40
Sewer	City	Taxes (new tax rate)	\$1,945.00
Water	City	<b>TERMS</b>	
Gas	No	Sale	\$55,000.00
Electrical	100 amp 208 V		



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**1 Pomperaug Office Park, Suite 202**  
**Interior photos**

