

FOR SALE

**1582 Straits Turnpike
Middlebury, CT**



Office / Development Site
Two Parcels Equaling 1.28 +/- Acres
Commercial Zoned Middlebury 1 Acre/ .28 Waterbury
Located on Busy Straits Turnpike (RTE 63)
Charming Remodeled 2,559 +/- S/F Home
Ideal for Attorney, Accountant or Professional User

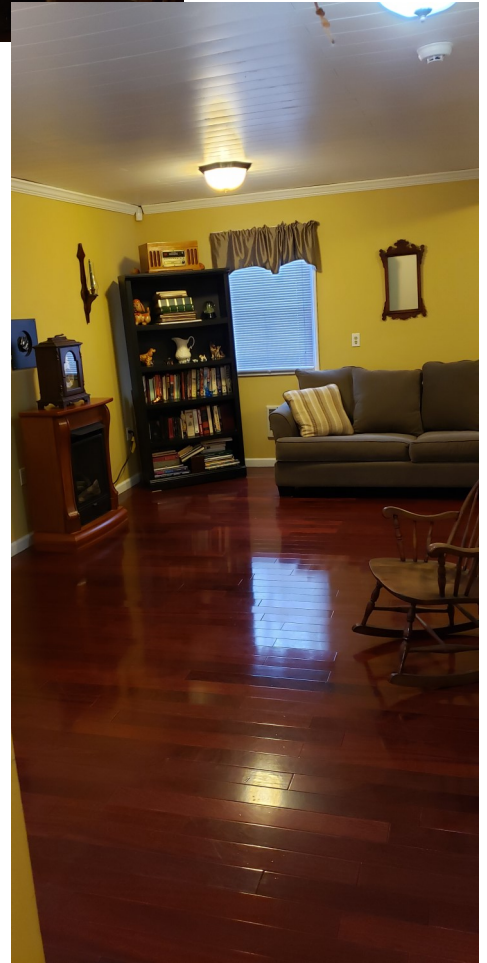
Sale price: \$459,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		1582 Straits Turnpike & Rear .28 Acres Wtby land	
CITY, STATE		Middlebury, CT	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,559	Air Conditioning	Window units
Number of floors	2	Sprinkler / Type	
Avail S/F	2,559	Type of Heat	Pellet Stove & Gas F/P
		OTHER	
Ext. Construction		Acres	1.28 combined
Ceiling Height		Zoning	R40 - CA
Roof	2012	Parking	Ample
Date Built	1850	State Route / Distance To...	
		TAXES	
		Assessment	\$174,000.00
		Appraisal	\$248,500.00
		Mill Rate	32.51
		Taxes	\$5,657
		TERMS	
		Sale	\$459,000.00
UTILITIES			
Sewer	City		
Water	Well		
Gas	Yankee Gas		
Electrical	2 x 100 Amps		



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