



CONTACT: BRIAN GODIN or  
MIKE GRIEDER  
E-mail: Bgodinpb@gmail.com  
mgrieder.gpb@gmail.com  
www.GodinPropertyBrokers.com  
Phone: 203-577-2277 Fax: 203-577-2100  
850 Straits Turnpike, Suite 204

# FOR SALE

77 Main Street South Unit #202  
Southbury, CT



**1,680 S/F Office Condominium**  
**Ideal for Medical or Professional**  
**Currently set up as Dental Office**  
**Located in busy Main Street complex**  
**Centrally located with easy I-84 access**

**Asking Price: \$110,000.00**

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.

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 77 Main Street South Unit # 202

**CITY, STATE** Southbury, CT 06488

## BUILDING INFO

Total S/F 1,680  
 Number of floors 1  
 Avail S/F 1,680  
 Date Built 1989  
 Ext. Construction  
 Ceiling Height 9'  
 Roof Asphalt

## MECHANICAL EQUIP.

Air Conditioning Central 7 years old  
 Sprinkler / Type Yes  
 Type of Heat Electric - heat pump  
 Elevator Yes

## OTHER

Zoning B-2C  
 Parking Ample  
 State Route / Distance To... I-84 (immediate)

## UTILITIES

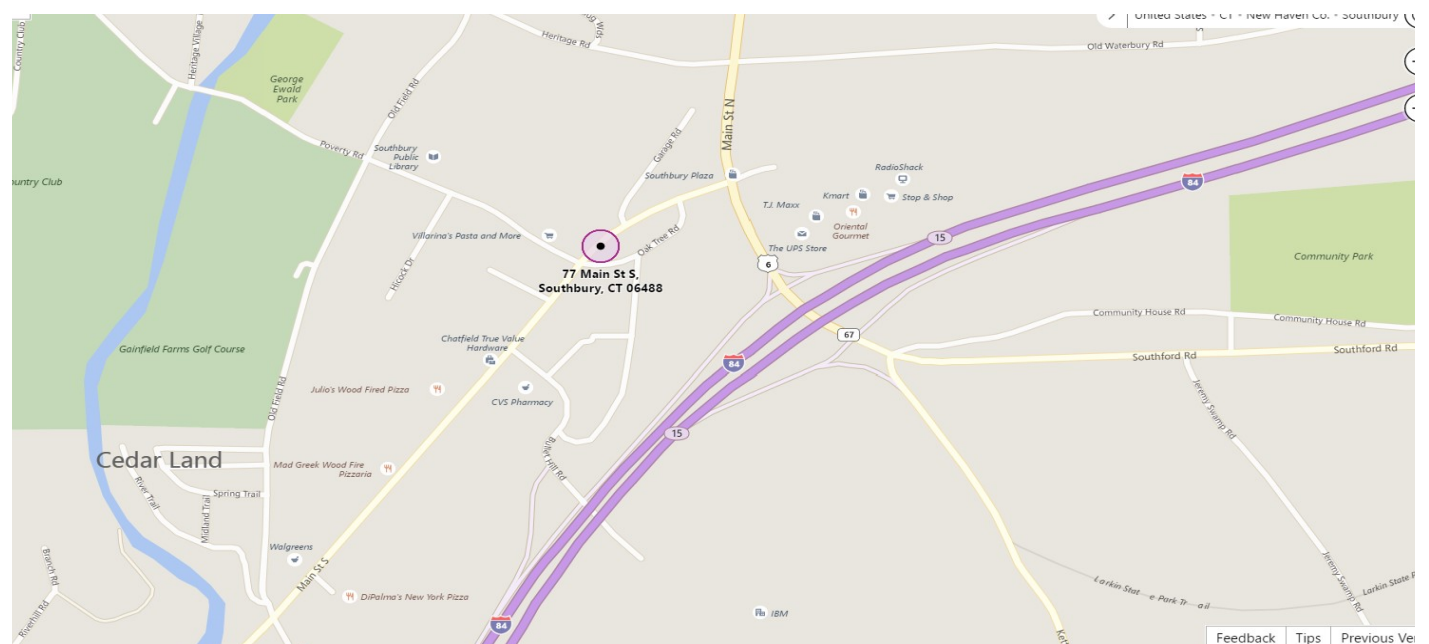
Sewer City  
 Water City - Heritage Village  
 Gas Eversource

## TAXES

Assessment \$145,240.00  
 Mill Rate 28.8  
 Taxes \$4,182.91  
 Date assessed June 2017

## TERMS

Sale price \$110,000.00  
 Condo fees \$704 / mo



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.





