

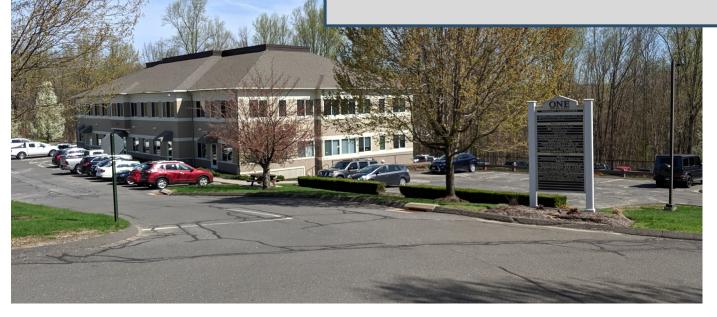
## **CONTACT: MICHAEL GRIEDER**

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Phone: 203-577-2277 Fax: 203-577-2100



1449 Old Waterbury Rd Suite 204 Southbury, CT Beautiful Class A 1,825 S/F Office Condo Southbury Premier Office Complex Convenient Location Just off I-84 Lease Rate: \$3,000 Gross + Utilities Sale: \$209,000.00





7 Private Offices
Conference Room
Bull Pen
File Room
Kitchenette



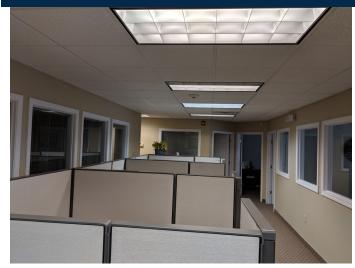




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## 1449 Old Waterbury Road, Suite 204 Southbury, CT



Furnishings Available Absolute Turn-key Office







## PROPERTY DATA FORM

PROPERTY ADDRESS	1449 Old Waterbury Road, Suite 204	
CITY, STATE	Southbury, CT	

	South	, dir y , C r	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,825	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F	1,825	Type of Heat	Gas forced air
Office space	1,825	Elevator	Yes
Ext. Construction	Vinyl siding	OTHER	
Ceiling Height	9'	Acres	
Roof	Arch shingle	Zoning	M-2
Date Built	2006	Parking	Ample
		State Route / Distance To	
		TAXES	
		Assessment	\$168.550.00
UTILITIES		Appraisal	\$240,780.00
Sewer	City	Mill Rate	28.80
Water	City	Taxes	\$4,854.24
Gas	Yankee Gas	TERMS	
Electrical	200 Amps	Lease	\$3,000 Gross + Utilities
		Sale	\$209,000.00



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