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*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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**Furnishings Available
Absolute Turn-key Office**



PROPERTY DATA FORM

PROPERTY ADDRESS		1449 Old Waterbury Road, Suite 204	
CITY, STATE		Southbury, CT	
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...	
UTILITIES		TAXES	
Sewer	City	Assessment	\$168,550.00
Water	City	Appraisal	\$240,780.00
Gas	Yankee Gas	Mill Rate	28.80
Electrical	200 Amps	Taxes	\$4,854.24
		TERMS	
		Lease	\$3,000 Gross + Utilities
		Sale	\$209,000.00



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