

**CONTACT: MICHAEL GRIEDER**

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850 Straits Turnpike Suite 204

Middlebury, CT 06762

**FOR SALE**



**1255 Middlebury Road  
Middlebury, CT 06762**

**Neighborhood Shopping Center 22,800 S/F  
All Ground Floor Retail/Office Units Leased**

**Steady Long Term Occupants**

**New Roof June 2021**

**Asking: \$2,200,000.00**

**6.4% Cap Rate**



# PROPERTY DATA FORM

PROPERTY ADDRESS	1255 Middlebury Road
CITY, STATE	Middlebury, CT 06762

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	22,800 (2 Structures)	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes
Avail S/F	3,000 +/-	Type of Heat	Gas - F/A
Will sub divide		<b>OTHER</b>	
Ext. Construction	Wood Frame	Acres	2.83
Ceiling Height		Zoning	Whhd Ctr - CA 40
Roof	Gable New 6/21	Parking	Onsite
Date Built	1975	State Route / Distance To...	184 / 1 mile
		<b>TAXES</b>	
		Assessment	\$818,8000.00
		Appraisal	\$1,169,700.00
		Mill Rate	34.83
		Taxes	\$25,784.00
		<b>TERMS</b>	
		Sale	\$2,200,000.00
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
Sewer	Yes		
Water	Well		
Gas	EverSource		
Electrical			



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