

## **FOR SALE**

## **CONTACT: MICHAEL GRIEDER**

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1255 Middlebury Road Middlebury, CT 06762 Neighborhood Shopping Center 22,800 S/F All Ground Floor Retail/Office Units Leased Steady Long Term Occupants

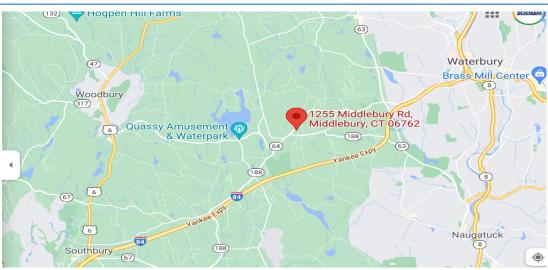
> New Roof June 2021 Asking: \$2,200,000.00 6.4% Cap Rate



## PROPERTY DATA FORM

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

<b>BUILDING INFO</b>		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		OTHER	
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	I84 / 1 mile
		TAXES	
		Assessment	\$818,8000.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$1,169,700.00
Sewer	Yes	Mill Rate	34.83
Water	Well	Taxes	\$25,784.00
Gas	EverSource	TERMS	
Electrical		Sale	\$2,200,000.00



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