

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

CONTACT: MIKE GRIEDER

E-mail: Mgrieder.gpb@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/LEASE



*2 Pomperaug Office Park
Suite 108
Southbury, CT 06488*

**Professional or Medical Condominium
Ground Floor Unit With Finished Basement**

(2 Levels) 685 S/F Per Floor

Perfect For Many Professional Uses

Sale price: \$88,000.00

Lease rate: \$1,200 Gross + Utilities

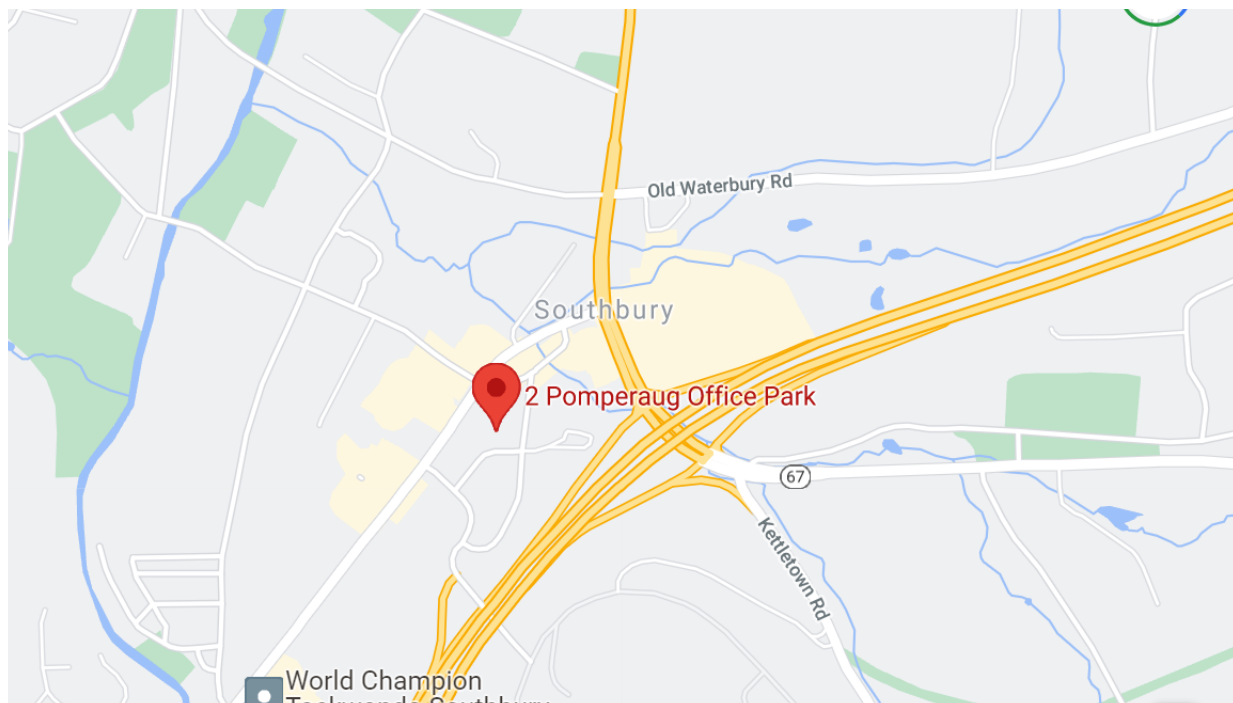


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	2 Pomperaug Office Park Suite 108
CITY, STATE	Southbury, CT 06488

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	685 + Basement	Air Conditioning	Central
Floors	2	Sprinkler / Type	
Avail S/F	1,370	Type of Heat	Electric heat pump
Ceiling Height		OTHER	
Date Built		Zoning	B-2C
Roof	Arch Shingles	Parking	Ample
Ext. Construction	Masonry + Stucco	State Route / Distance To...	I-84 - 3/10 a mile
		TAXES	
		Appraisal	\$75,320.00
		Assessment	\$52,720.00
		Mill Rate	29.10
		Taxes (new tax rate)	\$1,534.15
UTILITIES	BUYER / TENANT TO VERIFY	TERMS	
Sewer	Septic	Sale	\$88,000.00
Water	City	Lease	\$1,200 Gross + Utilities
Gas	No		
Electrical			



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.

2 Pomperaug Office Park, Suite 108
Interior photos



CONTACT: MIKE GRIEDER
E-mail: Mgrieder.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100