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# FOR SALE/LEASE

77 Main Street South Unit #204  
Southbury, CT



**1,031 S/F Professional Office Condominium**  
**Located in high traffic count complex**  
**Centrally located with easy I-84 access**  
**Ample parking**  
**Ideal for all professional uses**  
**Sale price: \$138,900.00**  
**Lease rate: \$1,400.00 per mo. + 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** 77 Main Street South Unit # 204

**CITY, STATE** Southbury, CT 06488

## BUILDING INFO

Total S/F 1,031  
 Number of floors 1  
 Avail S/F 1,031  
 Date Built 1989  
 Ext. Construction  
 Ceiling Height 9'  
 Roof

## MECHANICAL EQUIP.

Air Conditioning Central  
 Sprinkler / Type Yes  
 Type of Heat Electric - heat pump  
 Elevator Yes

## OTHER

Zoning B-2C  
 Parking Ample

State Route / Distance To...

## TAXES

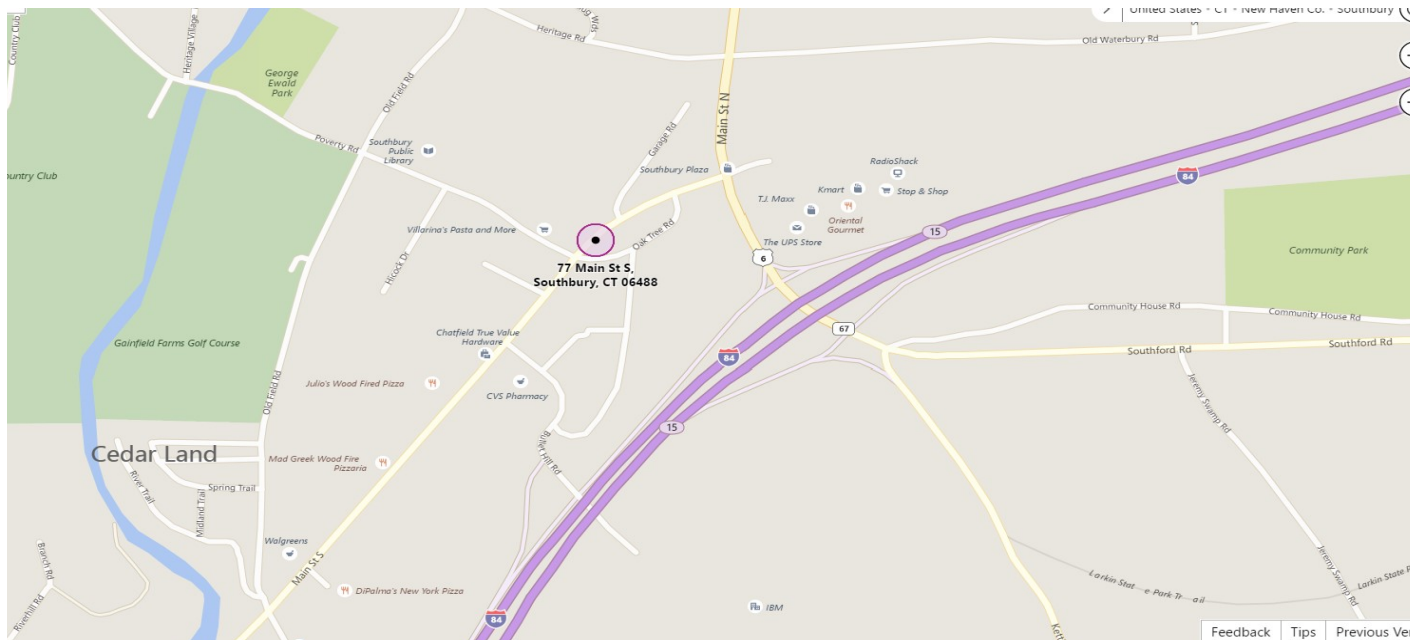
Assessment \$142,380.00  
 Mill Rate 28.4  
 Taxes \$4,043.59  
 Date assessed June 2016

## UTILITIES

Sewer City  
 Water City  
 Gas  
 Electrical

## TERMS

Sale price \$138,900.00  
 Condo fees \$480/ mo  
 Lease rate \$1,400.00 mo + utilities



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