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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: \$1,300.00 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

UTILITIES

Sewer City
 Water City
 Gas
 Electrical

MECHANICAL EQUIP.

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

OTHER

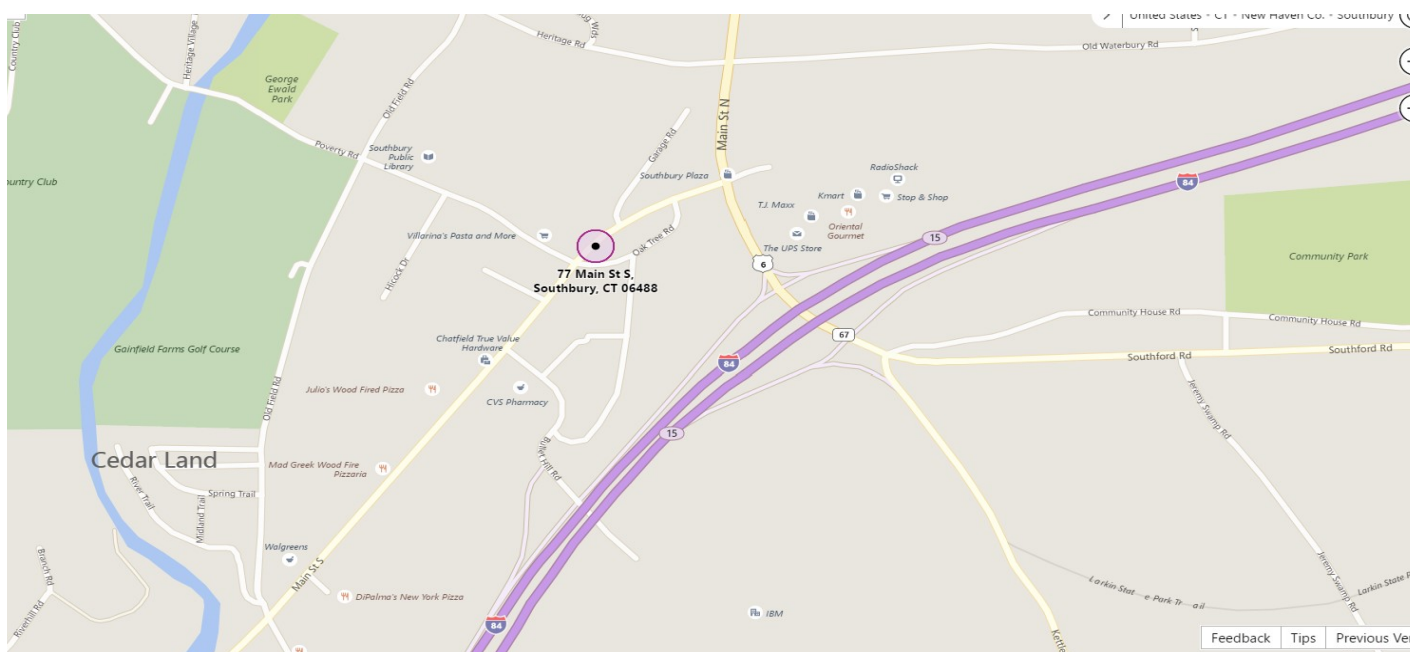
Zoning B-2C
 Parking Ample
 State Route / Distance To...

TAXES

Assessment \$105,360
 Mill Rate 28.8
 Taxes \$3,034.36
 Date assessed June 2016

TERMS

Sale price \$138,900.00
 Condo fees \$480/ mo
 Lease rate \$1,300.00 mo + utilities



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