

## **CONTACT: MICHAEL GRIEDER**

E-mail: Mgrieder.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com

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



1449 Old Watebury Rd Suite 204 Southbury, CT Beautiful Class A 1,825 S/F Office Condo Southbury Premier Office Complex Convenient Location Just off I-84 Lease Rate: \$3,000 Gross + Utilities Sale: \$225,000.00





7 Private Offices
Conference Room
Bull Pen
File Room
Kitchenette



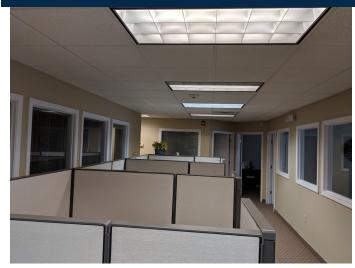




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## 1449 Old Waterbury Road, Suite 204 Southbury, CT



Furnishings Available Absolute Turn-key Office







## PROPERTY DATA FORM

PROPERTY ADDRESS 1449 Old Waterbury Road, Suite 204
CITY, STATE Southbury, CT

BUILDING INFO		MECHANICAL EQU	MECHANICAL EQUIP.	
Total S/F	1,825	Air Conditioning	Yes	
Number of floors	1	Sprinkler / Type		
Avail S/F	1,825	Type of Heat	Gas forced air	
Office space	1,825	Elevator	Yes	
Ext. Construction	Vinyl siding	OTHER		
Ceiling Height	9'	Acres		
Roof	Arch shingle	Zoning	M-2	
Date Built	2006	Parking	Ample	
		State Route / Distance To		
		TAXES		
		Assessment	\$168.550.00	
UTILITIES		Appraisal	\$240,780.00	
Sewer	City	Mill Rate	28.80	
Water	City	Taxes	\$4,854.24	
Gas	Yankee Gas	TERMS		
Electrical	200 Amps	Lease	\$3,000 Gross + Utilities	
		Sale	\$225,000.00	



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