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*1449 Old Waterbury 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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**Furnishings Available
Absolute Turn-key Office**



PROPERTY DATA FORM

PROPERTY ADDRESS 1449 Old Waterbury Road, Suite 204

CITY, STATE Southbury, CT

BUILDING INFO **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
Appraisal	\$240,780.00
Mill Rate	28.80
Taxes	\$4,854.24

UTILITIES

Sewer	City
Water	City
Gas	Yankee Gas
Electrical	200 Amps

TERMS

Lease	\$3,000 Gross + Utilities
Sale	\$225,000.00



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