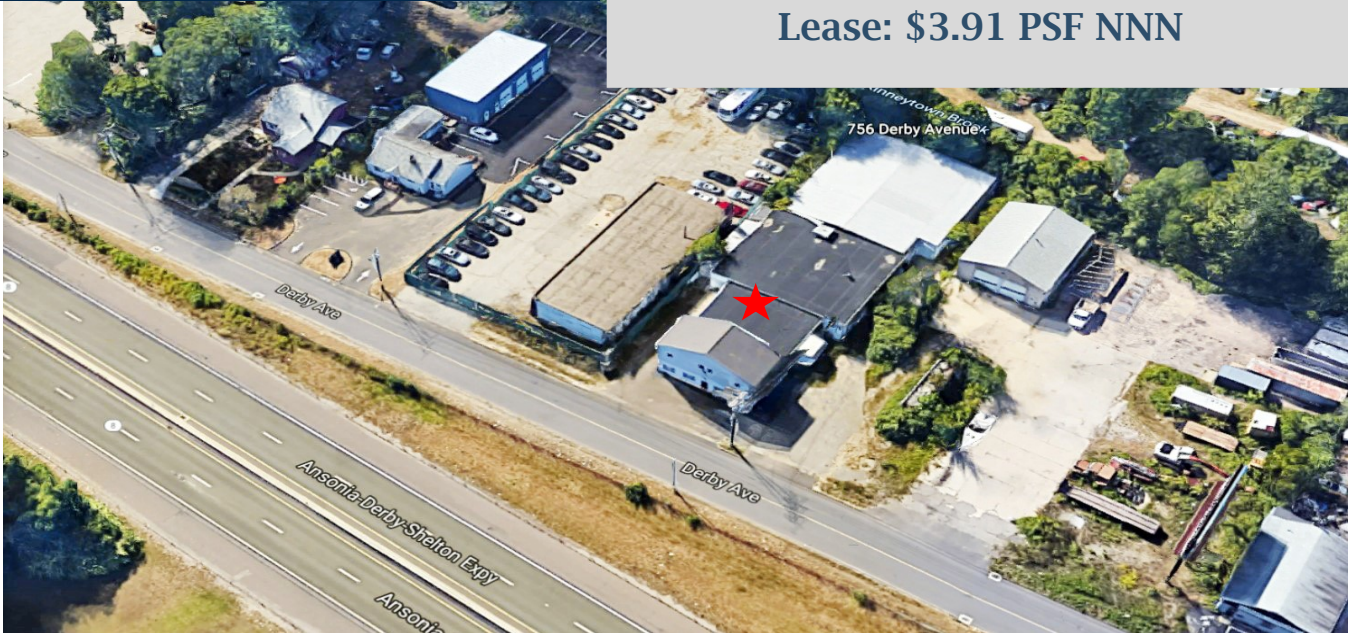


FOR SALE / LEASE



**756 Derby Ave
Seymour, CT 06483**

**+/- 12,200 S/F Free Standing
Industrial/ Commercial Building
on .35 Acres
Immediate Highway Access and Great
Exposure Fronting on Route 8
Offered at: \$459,000.00
Lease: \$3.91 PSF NNN**



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.



**Ideal for Wholesale/ Retail Operations,
Manufacturing or Contractors
+/- 1,000 S/F Office on 2nd Floor**



**CONTACT: ED GODIN or
MARY BUCKLEY**
E-mail: EgodinPB@gmail.com
Mbuckley.gpb@gmail.com
www.GodinPropertyBrokers.com

PROPERTY DATA FORM

PROPERTY ADDRESS 756 Derby Ave

CITY, STATE Seymour, CT 06483

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	+/- 12,220	Air Conditioning	Office only
Number of floors	1 except office	Sprinkler / Type	No
Office	1,000 S/F (2nd floor)	Type of Heat	Oil
Avail S/F	+/- 12,220	OTHER	
Ext. Construction	Masonry / Steel	Acres	.35
Ceiling Height	11' - 14'	Zoning	C-2 Commercial
Roof	Rubber & Steel	Parking	Limited
Date Built	1950 - later additions	State Route / Distance To...	Route 8/ .2 miles

UTILITIES

Sewer City
 Water City
 Gas No
 Electrical 400 Amps, 120 /208 V

TAXES

Assessment \$205,800.00
 Appraisal \$294,000.00
 Mill Rate 36
 Taxes \$7,408.000

TERMS

Sale \$459,000.00
 Lease \$3.91 PSF NNN



CONTACT: ED GODIN or MARY BUCKLEY
 E-mail: EgodinPB@gmail.com
Mbuckley.gpb@gmail.com
www.GodinPropertyBrokers.com

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.