

FOR SALE / LEASE



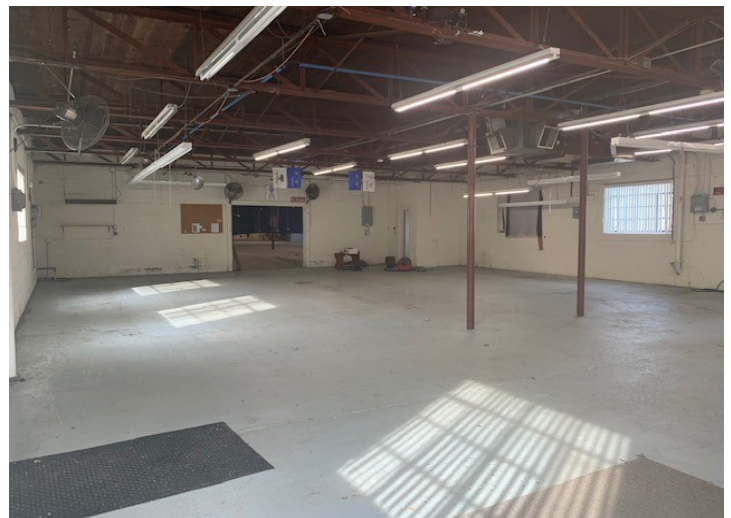
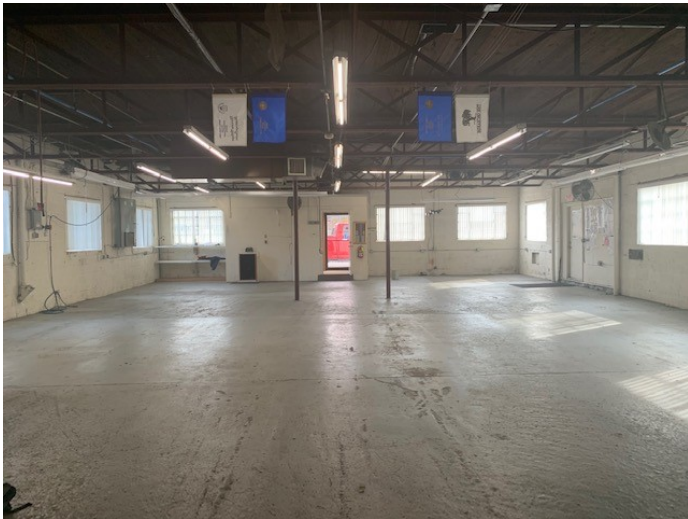
**756 Derby Ave
Seymour, CT 06483**

**+/- 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**





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



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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 **TAXES**

UTILITIES	Buyer/ Tenant to verify	Assessment	\$205,800.00
Sewer	City	Appraisal	\$294,000.00
Water	City	Mill Rate	36
Gas	No	Taxes	\$7,408.000

TERMS

Electrical	400 Amps, 120 /208 V	Sale	\$459,000.00
		Lease	\$3.91 PSF NNN



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