

CONTACT: BRIAN GODIN

E-mail: BgodinPB@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

FOR SALE



355 Highland Ave Suite 101 Cheshire, CT 06410 1,311 S/F Professional Office Condominium Located in The Waverly Professional Park Super Clean Modern Office Desirable high traffic area on busy Route 10 Ample parking in secure Town of Cheshire Asking Price: \$128,000.00



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.







Three large offices, reception area
Well sized waiting room
Two restrooms and a small kitchenette
New paint / wood floors
Move in Condition





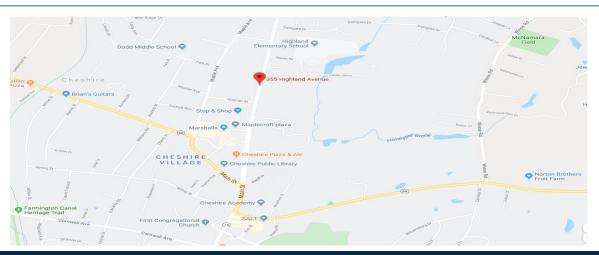


CONTACT: BRIAN GODIN E-mail: BgodinPB@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

PROPERTY ADDRESS	355 Highland Ave	
CITY, STATE	Cheshire, CT 06410	

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,311	Air Conditioning	C/A
Number of floors	2	Sprinkler / Type	
Avail S/F	1,311	Type of Heat	Electric Heat Pump
Ext. Construction	Stucco	OTHER	
Ceiling Height	9'	Acres	
Roof	Asphalt	Zoning	R-20A
Date Built	1986	Parking	Ample
		State Route / Distance To	Route 8/
		TAXES	
		Assessment	\$79,600.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$113,715.00
Sewer	City	Mill Rate	33.22
Water	City	Taxes	\$2,644
Gas	EverSource	TERMS	
Electrical		Sale	\$128,000.00
		Condo fees Condo Assessment	\$490.00 per mo. \$60.00 per mo.



CONTACT: BRIAN GODIN E-mail: BgodinPB@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.