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FOR SALE/LEASE

77 Main Street South Unit #202
Southbury, CT



1,680 S/F Office Condominium
Ideal for Medical or Professional
Priced for Immediate Sale
Located in busy Main Street complex
Centrally located with easy I-84 access
All New Windows January 2020 - No Assessment
Asking Price: \$110,000.00
Lease rate: \$2,500 Gross + utilities

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.

PROPERTY DATA FORM

PROPERTY ADDRESS 77 Main Street South Unit # 202

CITY, STATE Southbury, CT 06488

BUILDING INFO

Total S/F 1,680
 Number of floors 2
 Avail S/F 1,680
 Date Built 1989
 Ext. Construction
 Ceiling Height 9'
 Roof Asphalt

UTILITIES

Sewer City
 Water City - Heritage Village
 Gas Eversource
 Electrical

MECHANICAL EQUIP.

Air Conditioning Central 7 years old
 Sprinkler / Type Yes
 Type of Heat Electric - heat pump
 Elevator Yes

OTHER

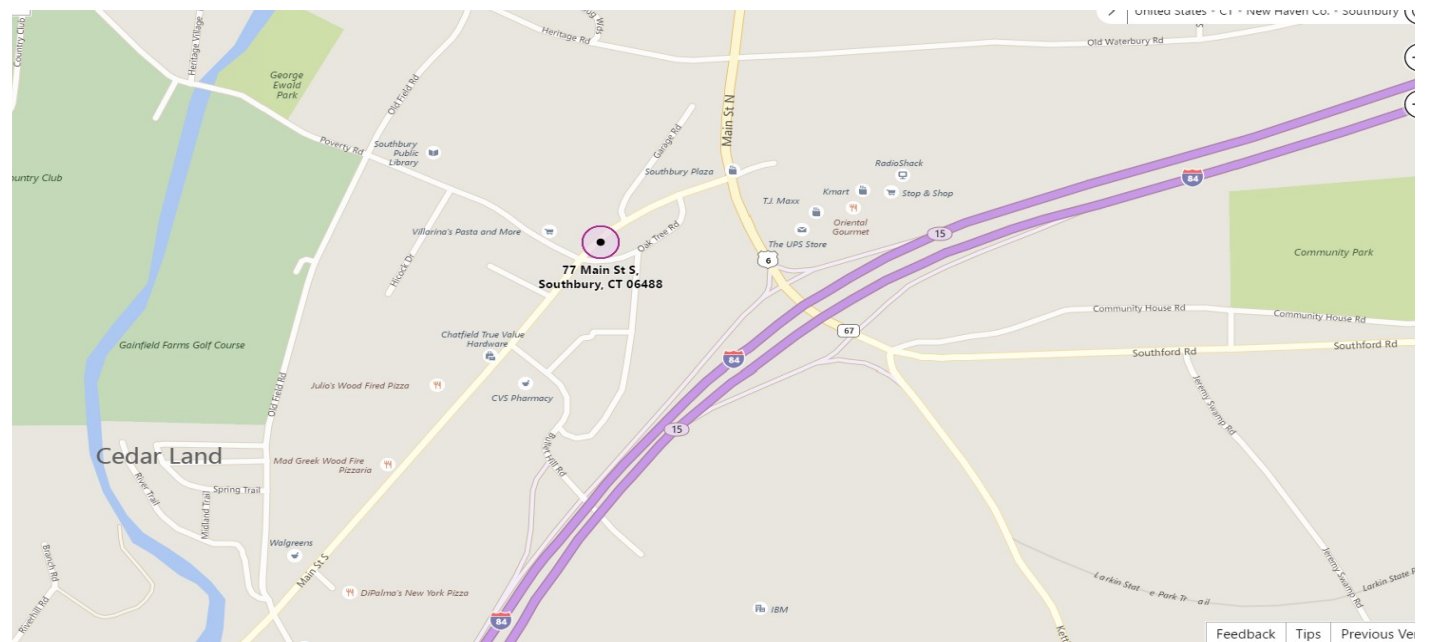
Zoning B-2C
 Parking Ample
 State Route / Distance To... I-84 (immediate)

TAXES

Assessment \$145,240.00
 Mill Rate 28.8
 Taxes \$4,182.91
 Date assessed June 2017

TERMS

Sale price \$110,000.00
 Condo fees \$704 / mo.
 Lease \$2,500 Gross + utilities



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