

FOR SALE



**33 Bullet Hill Road N.
 Southbury, CT 06488**

**Southbury Premier Office/Retail Portfolio
 Rare Investment Complex with Mix Retail and
 Professional Tenants
 Four Buildings Covering over 2 Acres
 Offered at: \$3,595,000.00**



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.



NOI at \$309,146.78
Expenses: \$64,918.66

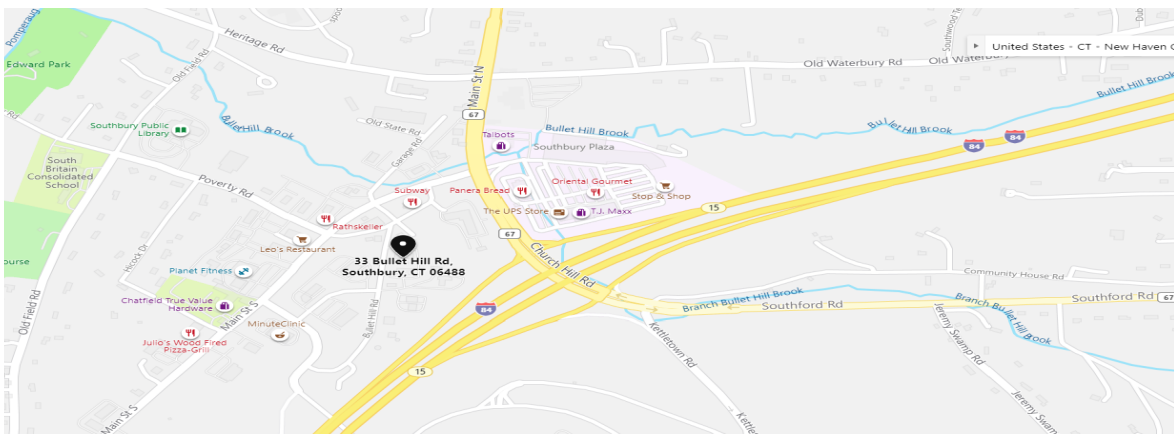


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PROPERTY DATA FORM

PROPERTY ADDRESS		33 Bullet Hill Rd N.	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,000 - 26,689	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	
Avail S/F	-	Type of Heat	FHA
Ext. Construction	Wood Frame	OTHER	
Roof	Arch shingles	Acres	2.36
Date Built	2006	Zoning	Retail/Office
Ceiling Height		Parking	Ample
		State Route / Distance To...	I-84 2/10 mile
UTILITIES		TAXES	
	Tenant/Buyer to Verify	Assessment	\$1,717,262.00
Sewer	City	Appraisal	\$2,453,210.00
Water	City	Mill Rate	28.80
Gas	EverSource	Taxes	\$50,101.00
Electrical		TERMS	
		Sale	\$3,595,000.00



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