

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/LEASE



*2 Pomperaug Office Park
Suite 108
Southbury, CT 06488*

**Professional or Medical Condominium
Ground Floor Unit With Finished Basement**

(2 Levels) 685 S/F Per Floor

Perfect For Many Professional Uses

Sale price: \$88,000.00

Lease rate: \$1,300 Gross + Utilities

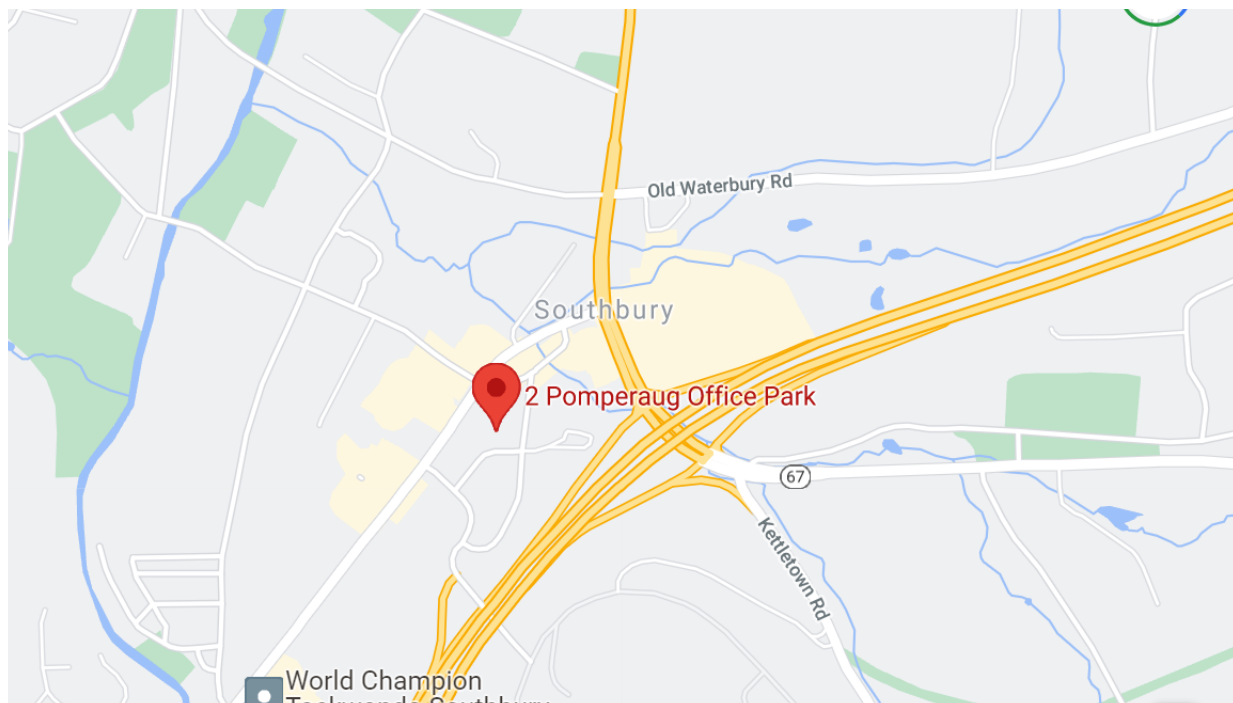


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PROPERTY DATA FORM

PROPERTY ADDRESS	2 Pomperaug Office Park Suite 108
CITY, STATE	Southbury, CT 06488

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	685 + Basement	Air Conditioning	Central
Floors	2	Sprinkler / Type	
Avail S/F	1,370	Type of Heat	Electric heat pump
Ceiling Height		OTHER	
Date Built		Zoning	B-2C
Roof	Arch Shingles	Parking	Ample
Ext. Construction	Masonry + Stucco	State Route / Distance To...	I-84 - 3/10 a mile
		TAXES	
		Appraisal	\$75,320.00
		Assessment	\$52,720.00
		Mill Rate	29.10
		Taxes (new tax rate)	\$1,534.15
		TERMS	
		Sale	\$88,000.00
		Lease	\$1,300 Gross + Utilities
UTILITIES	BUYER / TENANT TO VERIFY		
Sewer	Septic		
Water	City		
Gas	No		
Electrical			



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2 Pomperaug Office Park, Suite 108
Interior photos



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