

FOR LEASE



**14 Maple Street
Terryville, CT 06786**

**1,485 S/F Office Building
Modern Suites / 2021 Renovations
5 Offices, Break & Waiting Room
Ideal for all Professional Users
Quiet Location with Ample Parking
Suites from \$450.00 Per Month Inclusive
Lower Level Fully Renovated 2021
Lease Rate: \$1,100.00 Per Month**



PROPERTY DATA FORM

PROPERTY ADDRESS		14 Maple Street	
CITY, STATE		Terryville, CT 06786	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,485	Air Conditioning	Central
Number of floors	1 + Full Basement	Sprinkler / Type	No
Avail S/F	1,485	Type of Heat	Gas- F/A
Ext. Construction	Wood Joist	OTHER	
Ceiling Height	9'	Acres	.40
Roof	Gable	Zoning	RA 2
Date Built	1975	Parking	Ample
		State Route / Distance To...	
		TAXES	
		Assessment	\$109,480.00
		Appraisal	\$156,400.00
		Mill Rate	40.63
		Taxes	\$4,448
		TERMS	
		Lease	\$2,000 per mo. + utilities
		Suites From	\$450 per mo. Including utilities
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	200 Amp		

Suites #1,#2,#3,#5: \$450 per mo. inclusive

Suites #4 & #6: \$650 per mo. inclusive

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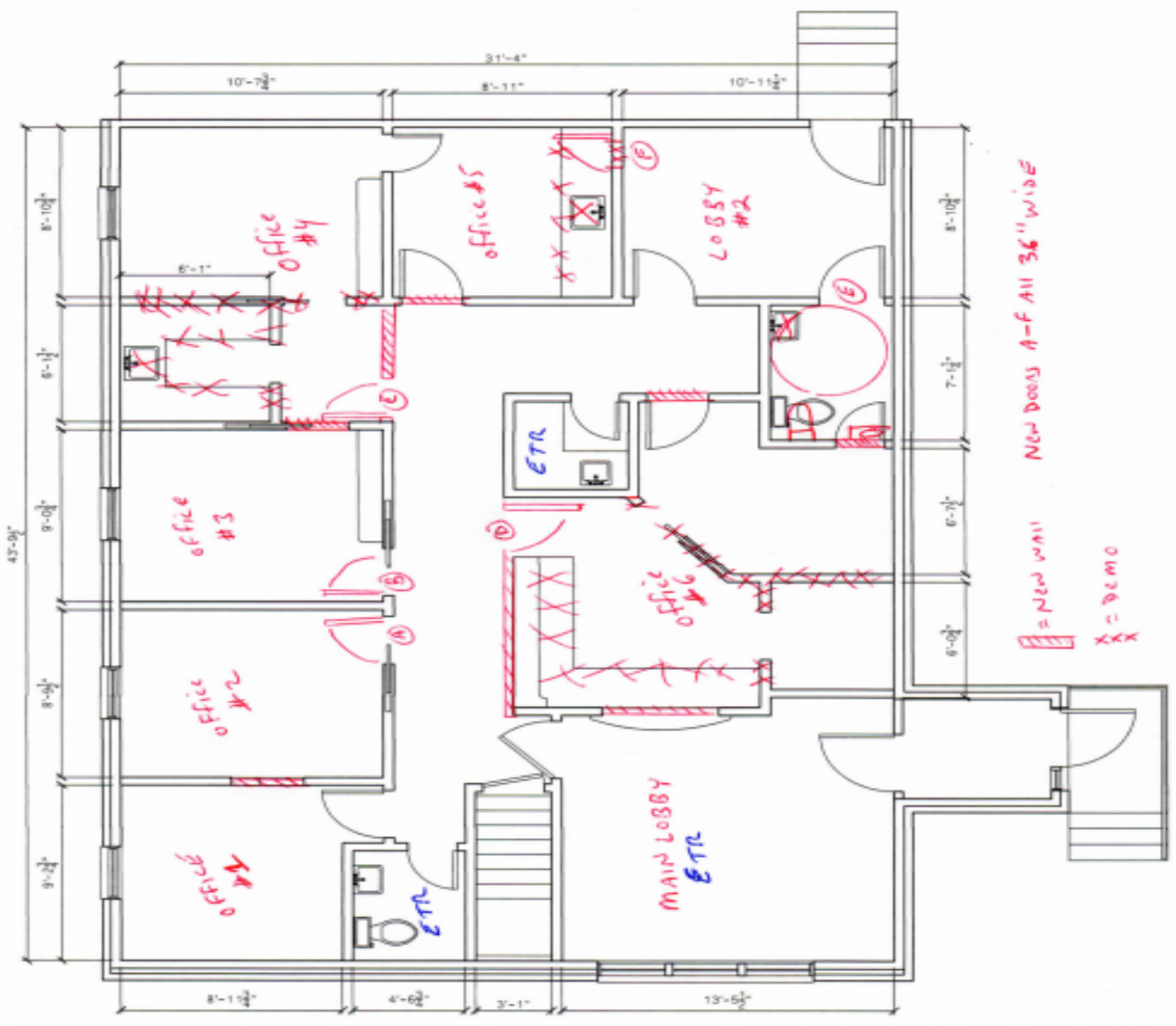
CONSTRUCTION SCOPE:

- DOOR AND WALL CHANGES IN RED
- ALL NEW LED LIGHTS (SEP PERMIT)
- NEW LED EMERGENCY LIGHTS to be installed UNDER ELECTRICAL PERMIT AND VERIFY SMOKE/CO/HEAT DETECTORS
- PATCH, PREP AND PAINT ALL WALLS/DOORS
- REPAIR DROP CEILING
- REPLACE ALL FLOORING
- CHANGE ALL EXTENSION LIGHT BULBS TO LED
- MOVE TOILET AND URINAL TO IMPROVE WHEEL CHAIR USE IN TOILET ROOM IN LOBBY #2

- NO STRUCTURAL WORK (BUILDING IS WOOD TRUSS DESIGN)

SCALE: 3/16" = 1'-0"

1 EXISTING FLOOR PLAN



Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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