

CONTACT: BRIAN GODIN

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Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



**238 Main Street
Woodbury, CT 06798**

Retail / Office Space

3,240 S/F Retail Building

Anchor Tenants Include:

Labonnes Market & Newtown Savings

Great Main Street Location

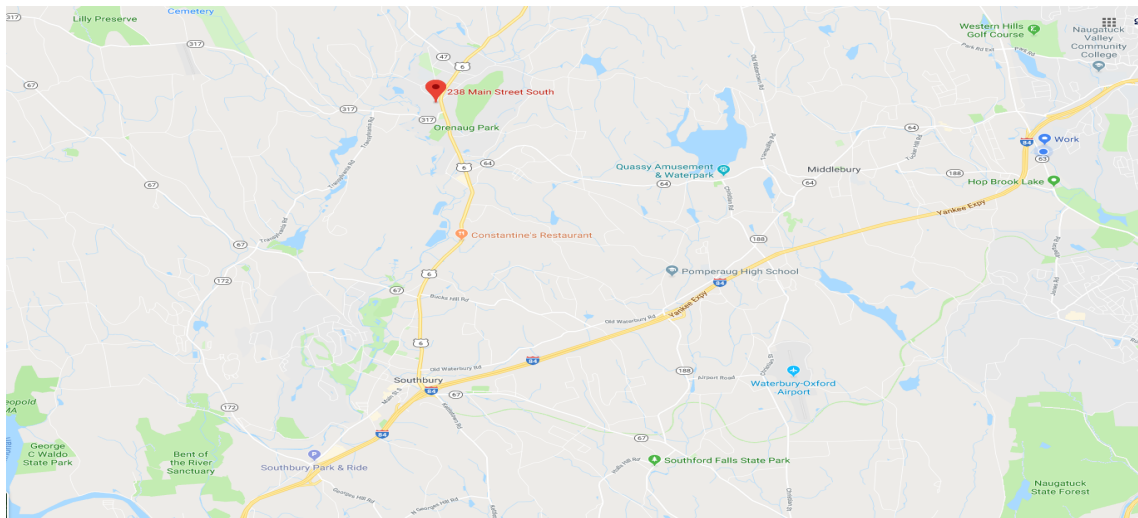
Lease: \$16 PSF + NNN



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		238 Main Street	
CITY, STATE		Woodbury, CT 06798	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,240 x 2	Air Conditioning	Central
Number of floors	2 - Full Walkout Basement	Sprinkler / Type	
Basement	Full	Type of Heat	Oil / F/A Heat pump
Ext. Construction	Concrete/ Brick	OTHER	
Ceiling Height	8'- 12'	Acres	4.1 Acres
Roof	2009	Zoning	MSD
Date Built	1960	Parking	Ample
		State Route / Distance To...	Ro
UTILITIES		TAXES	
Sewer	Septic	Assessment	\$1,641,530.00
Water	City	Appraisal	\$2,345,044.00
Oil	Yes	Mill Rate	26.58
Electrical		Taxes	\$43,632.00
		TERMS	
		Lease	\$16 PSF + NNN



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★★★★★ Commercial / Industrial



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