

**CONTACT: MICHAEL GRIEDER**

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

**FOR SALE**



**115 / 124 Main Street  
20 1st Street  
Seymour, CT 06483**

**Long Term Investment Property  
in Downtown Seymour**  
Includes Separate Parking Lot & Rear Drive thru  
Opportunity for Self Storage Units on Lower Level  
Mix of Office and Retail Tenants  
Approximately 80,000 NOI  
With Lots of Potential  
Asking: \$2,450,000.00



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.

# PROPERTY DATA FORM

PROPERTY ADDRESS	115 / 124 Main Street / 20 1st Street
CITY, STATE	Seymour, CT 06483

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,980	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes Wet
Avail S/F	5,000 +	Type of Heat	Forced Hot Air
Ext. Construction	Masonry / Steel Frame	OTHER	
Ceiling Height	Vaulted 20" +	Acres	.80
Roof	Flat Membrane	Zoning	CBD1
Date Built	1922 / Addition 1980's	Parking	Plenty on Site
Drive in Doors	Loading dock	State Route / Distance To...	Route 8 - 4/10 mile
Basement	5,000 +/-	TAXES	
		TOTAL	
		Assessment	\$867,230.00
		Appraisal	\$1,238,900.00
		Mill Rate	34.71
		Taxes	\$30,101.58
		TERMS	
		Sale	\$2,450,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical			

Tax Info:	<u>115 Main Street</u>	<u>124 Main Street</u>	<u>20 1st Street</u>
Assessment	\$692,860.00	\$40,250.00	\$134,120.00
Appraisal	\$989,800.00	\$57,500.00	\$191,600.00
Taxes	\$24,049.18	\$1,397.08	\$4,655.32

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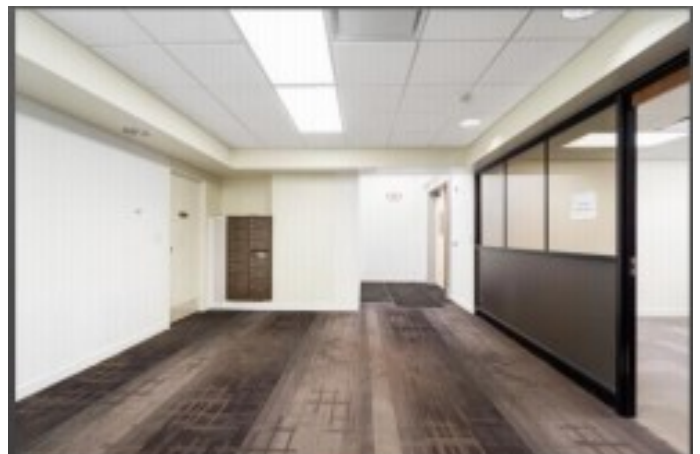
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