

## **FOR LEASE**

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## 220 Main Street South Southbury, CT 06748

Rare Ground Floor Retail Space Located on Busy Main Street Southbury

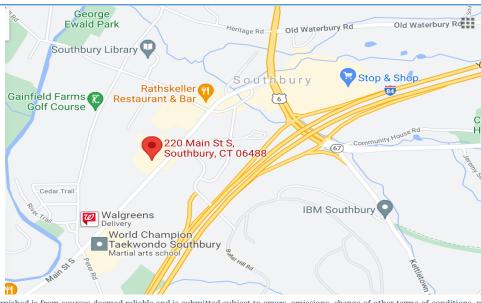
1,050 +/- S/F

Currently Used as Class 1 Food Space
Has Sinks to Code, Countertops, Small Office, etc.
Great Location for Small Food Related Retail
Lease Asking \$2,400 Modified Gross + Utilities

## PROPERTY DATA FORM

PROPERTY ADDRESS	220 Main Street South	
CITY, STATE	Southbury, CT 06748	

<b>BUILDING INFO</b>		MECHANICAL EQUIP.	
Total S/F	18,009	Air Conditioning	Central - New
Number of floors	2	Sprinkler / Type	No
Avail S/F	1,050 +/-	Type of Heat	Forced Hot Air
Office space		OTHER	
Former Salon		Acres	1.81
Ext. Construction	Clapboard	Zoning	B-2A
Ceiling Height		Parking	On site
Roof	Arch Shingles	State Route / Distance To	I84- 5/10
Date Built	1988	TAXES	
		Assessment	
		Appraisal	
UTILITIES	Tenant/Buyer to Verify	Mill Rate	
Sewer	Septic	Taxes	
Water	City	TERMS	
Gas	EverSource		
Electrical		Lease	\$2,400 mod gross +
			Utilities
			Mod (% Trash / Plow)



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