

# FOR LEASE



**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

<b>PROPERTY ADDRESS</b>		220 Main Street South	
<b>CITY, STATE</b>		Southbury, CT 06748	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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		<b>OTHER</b>	
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	<b>TAXES</b>	
		Assessment	
		Appraisal	
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Mill Rate	
Sewer	Septic	Taxes	
Water	City	<b>TERMS</b>	
Gas	EverSource		
Electrical		Lease	\$2,400 mod gross + Utilities Mod (% Trash / Plow)



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# Godin Property Brokers LLC

★★★★★ Commercial / Industrial

