

CONTACT: BRIAN GODIN
E-mail: Bgodinpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762

FOR SALE



*2 Pomperaug Office Park
Suite #307
Southbury, CT 06488*

772+/- S/F
Professional or Medical Condominium
3rd Floor Unit with Elevator Service
Ideal For Professional Uses
Great Location, Easy Access to I-84
Sale Price: \$99,000.00

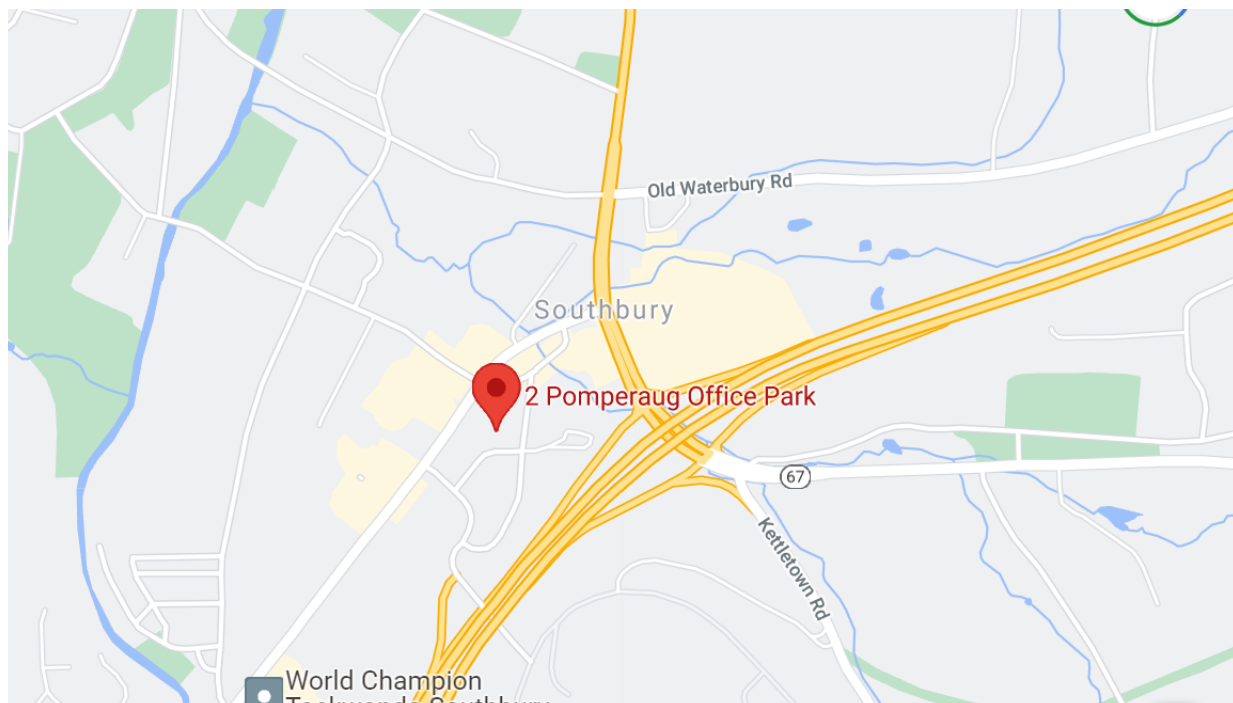


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PROPERTY DATA FORM

PROPERTY ADDRESS	2 Pomperaug Office Park Suite 307
CITY, STATE	Southbury, CT 06488

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	772 +/-	Air Conditioning	Central
Floors	1	Sprinkler / Type	Yes
Avail S/F	772 +/-	Type of Heat	Electric heat pump
Ceiling Height	Average	OTHER	
Date Built	1986	Zoning	B-2C
Roof	Arch Shingles	Parking	Ample
Ext. Construction	Masonry + Stucco	State Route / Distance To...	I-84 - 3/10 a mile
Elevator	Yes	TAXES	
		Appraisal	\$48,830.00
		Assessment	\$34,180.00
		Mill Rate	23.60
		Taxes (new tax rate)	\$807.00
UTILITIES	BUYER / TENANT TO VERIFY	TERMS	
Sewer	Septic	Sale	\$99,000.00
Water	City	Condo Fees	\$427.25/mo
Gas	No		
Electrical	100 amps		



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