

## **FOR LEASE**

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# 220 Main Street South Southbury, CT 06748

2nd Floor Office/Retail Space Located on Busy Main Street in Southbury

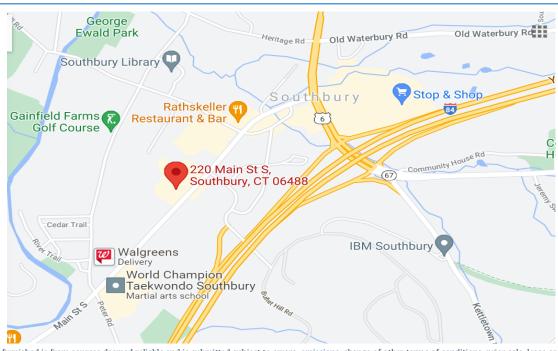
2,000 +/- S/F Former Naturopath, Multiple Private Exam Rooms & Offices with Large Reception Area & Sinks 600+/- S/F Former Acupuncturist, Large Open Space with 2 Private Rooms & a Sink

**Leasing From \$18 PSF Modified Gross + Utilities** 

### PROPERTY DATA FORM

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

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	18,009	Air Conditioning	Central - New
Number of floors	2	Sprinkler / Type	No
Avail S/F	2,600 +/-	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	Mod (% Trash / Plow)
Gas	EverSource	Leasing From	\$18 PSF Mod Gross + Utilities
Electrical			



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#### 2,000 +/- S/F

## Multiple Private Exam Rooms & Offices with Large Reception Area & Sinks















#### 600 +/- S/F Large Open Space with 2 Private Rooms & a Sink

