

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

FOR SALE

CONTACT: ED GODIN, SIOR
OR MICHAEL GRIEDER

E-mail: EGodinpb@gmail.com

Mgrieder.gpb@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Tpk, Suite 204

Middlebury, CT, 06762



**1369 Southford Rd
Southbury, CT 06488**

**7,800 +/- S/F Office/Commercial Building on .88 Acres
Great High Traffic Location & Rare Ownership Opportunity
Good Parking & Visibility (RT 67 DOT Cars Daily 10,400)**

**Short Term Leases Allow for
Significant Revenue Improvement**

Offered at \$889,000.00



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		1369 Southford Rd	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,800 +/-	Air Conditioning	Central Air
Number of floors	3	Sprinkler / Type	None
Avail S/F	7,800 +/-	Type of Heat	FHA
Upper Level S/F	1,800 +/-		
Main Level S/F	3,000 +/-	OTHER	
Lower Level S/F	3,000 +/-	Acres	.88
Total/avail drive-in	3	Zoning	B-1A
Ext. Construction	Wood Frame	Parking	Ample
Ceiling Height		State Route / Distance To...	2 miles to I-84
Roof	Gable / Arch Shingles	TAXES	
Date Built	1987	Assessment	\$359,310.00
UTILITIES		Appraisal	\$513,310.00
Sewer	Septic	Mill Rate	23.6
Water	Well	Taxes	\$8479.16
Gas/Oil		TERMS	
Electrical	200 amps	Sale	\$889,000.00

<i>Tenant</i>	<i>Floor/Level</i>	<i>Rent</i>	<i>SQ FT</i>
Southford Grooming Co	1st	\$850.00	640*
Orthodontics	1st	\$1,008.00	640*
Colleen's Hair Design	1st	\$1,200.00	1,300*
State Farm	2nd	\$1,000.00	897*
GSM Construction Co	2nd	\$850.00	771*
Storage	LL 3 spaces available		

*Current Owner's Estimate of Internal Areas

Expenses

Taxes	\$8,479
Insurance	\$3,500
Landscape	\$4,000
Electric	\$600
Trash	\$1,800
Total	\$18,379.00



Main Level Hair Salon



Main Level Hair Salon



Main Level Dog Grooming



Main Level Dental Space



2nd Floor State Farm Space



2nd Floor GSM Space



2nd Floor Shared Lobby

Lower Level Storage Units

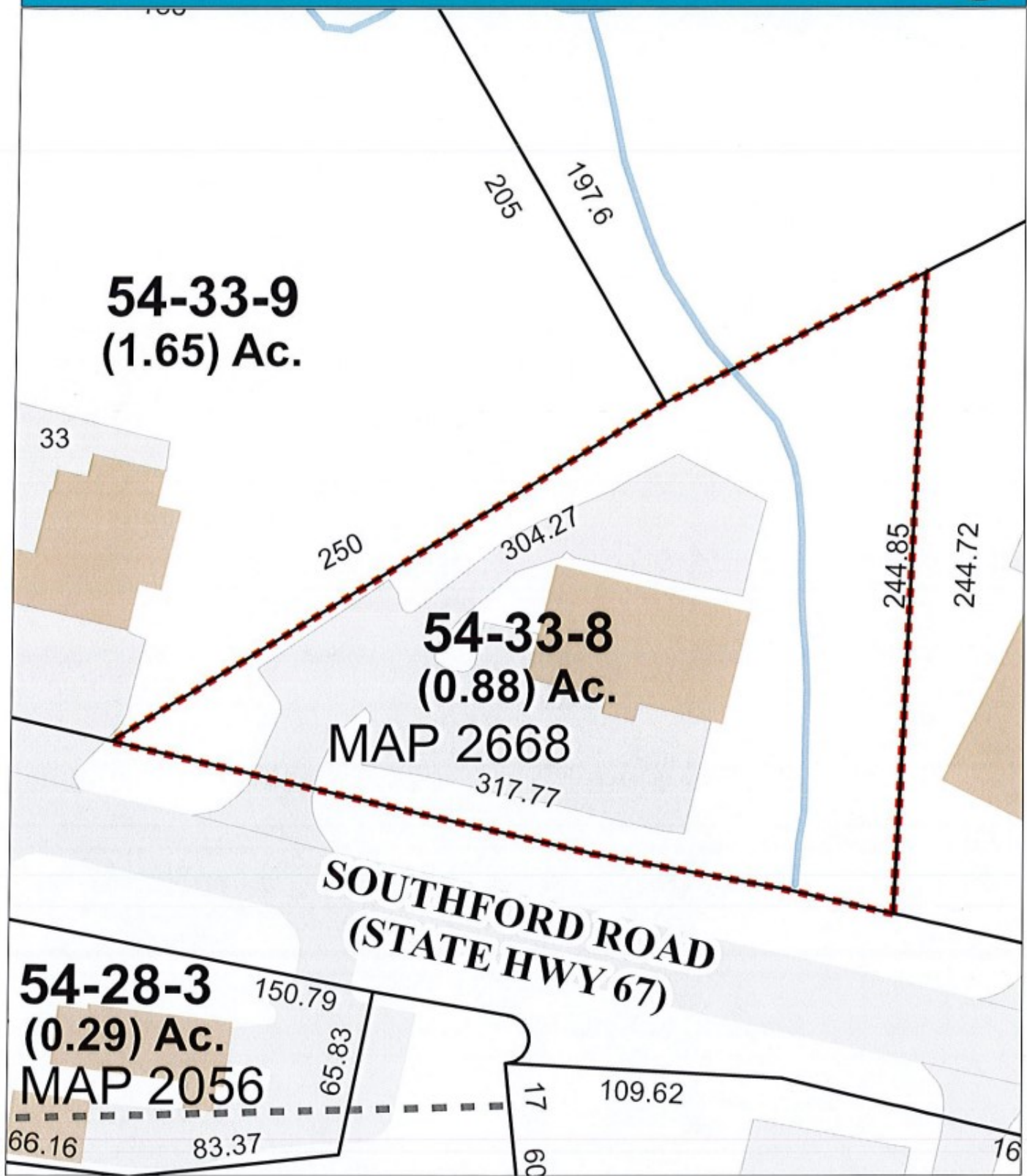


Town of Southbury Connecticut - Assessment Parcel Map



Parcel: 54-33-8

Location: 1369 SOUTHFORD ROAD



N
Approximate Scale: 1 inch = 50 feet
0 10 20 30 40
Feet

Map Produced November 2024

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user.
The Town of Southbury and its mapping contractors assume no legal responsibility for the information contained herein.

