

# Godin Property Brokers LLC



Commercial / Industrial

## FOR SALE

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850 Straits Tpk, Suite 204

Middlebury, CT, 06762



**1369 Southford Rd  
Southbury, CT 06488**

**9,000 +/- 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	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	9,000 +/-	Air Conditioning	Central Air
Number of floors	3	Sprinkler / Type	None
Avail S/F	9,000 +/-	Type of Heat	FHA
		<b>OTHER</b>	
		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	<b>TAXES</b>	
Date Built	1987	Assessment	\$359,310.00
<b>UTILITIES</b>	<b>Tenant /Owner to Verify</b>	Appraisal	\$513,310.00
Sewer	Septic	Mill Rate	23.6
Water	Well	Taxes	\$8479.16
Gas/Oil		<b>TERMS</b>	
Electrical	200 amps	Sale	\$889,000.00

<i><b>Tenant</b></i>	<i><b>Floor/Level</b></i>	<i><b>Rent</b></i>	<i><b>SQ FT</b></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
<u>Trash</u>	<u>\$1,800</u>
<b>Total</b>	<b>\$18,379.00</b>





**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



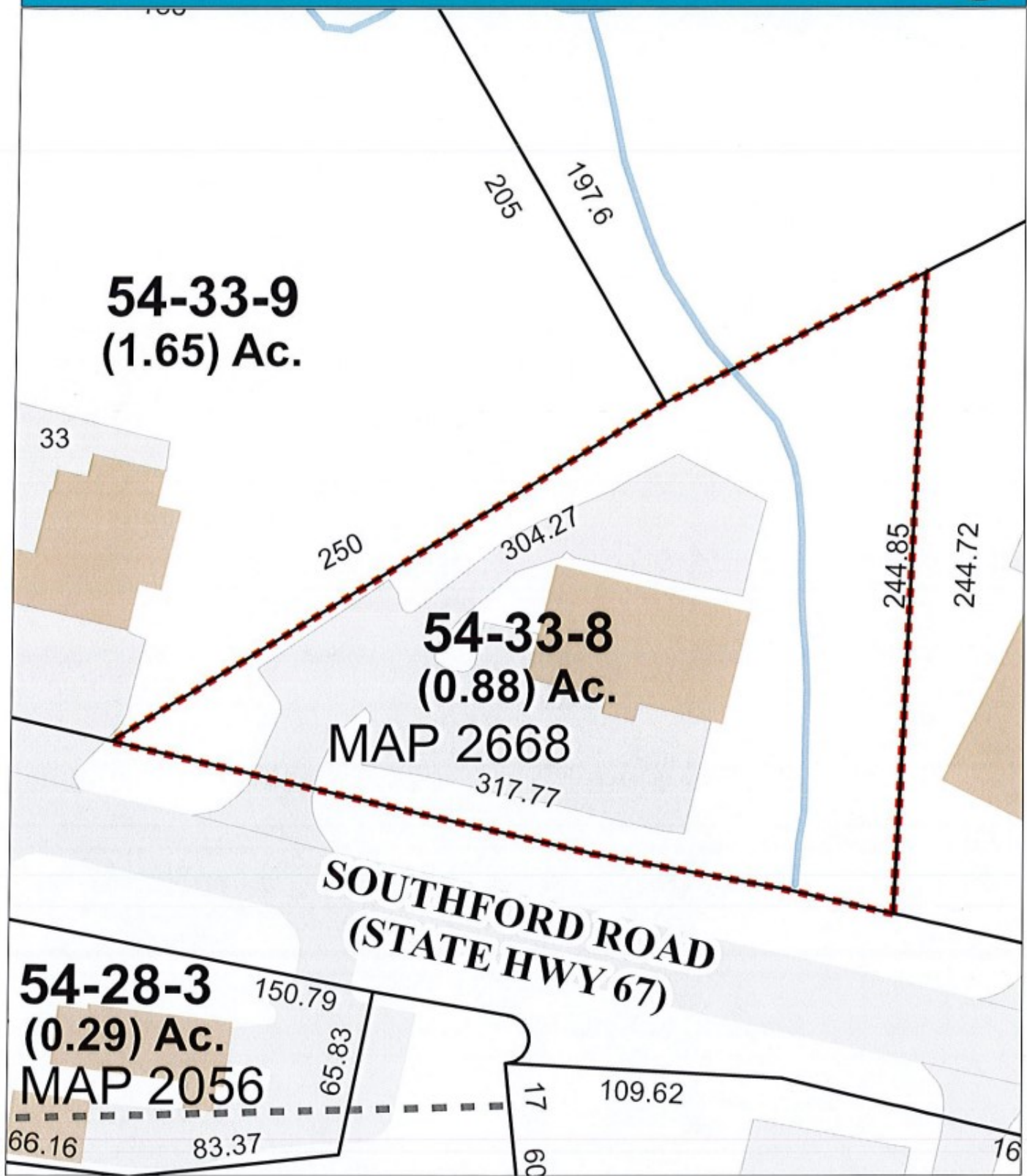


Town of Southbury Connecticut - Assessment Parcel Map



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.



