

CONTACT: Brook Ladrigan

E-mail: Bladrigan.gpb@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SUB-LEASE



25 Church Hill Rd

Newtown, CT 06470



Highly Visible Professional Office Space

18,000+ Cars Daily

Suite 202: 1,100 +/- S/F

3 Offices with Kitchen Available

Willing to do Individual Suites

Asking \$2,000.00 Monthly

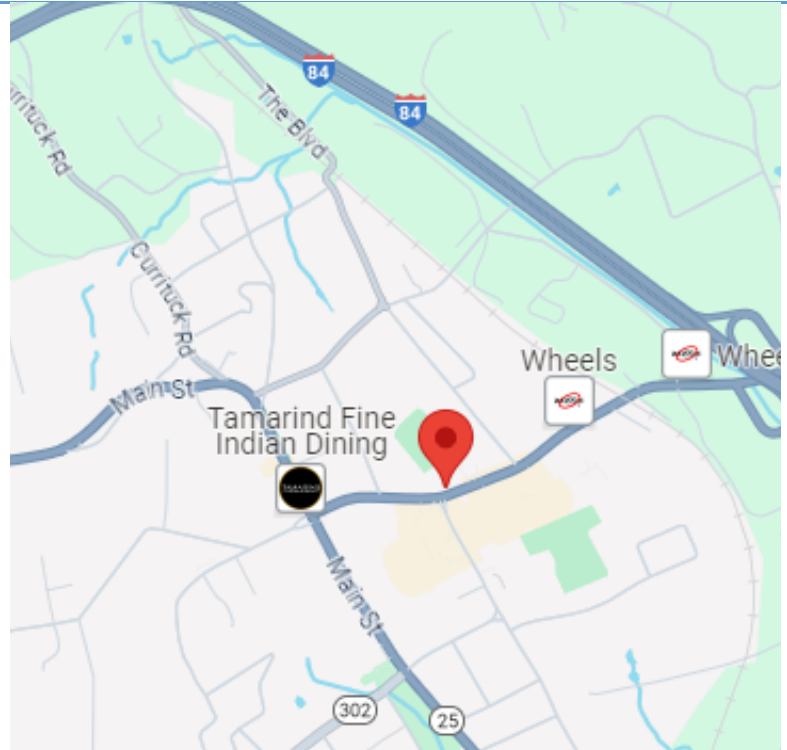
All Utilities Included

Access to Elevator

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		25 Church Hill Rd	
CITY, STATE		Newtown, CT 06470	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,320 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	N/A
Avail S/F	1,100+/-	Type of Heat	Forced air-duct / oil
Will Subdivide to...	Individual Offices	OTHER	
		Acres	.76
Ext. Construction	Wood Shingle	Zoning	P-1
Ceiling Height	9'	Parking	Ample
Roof	Arch Shingles	State Route / Distance To...	
Date Built	1920	TAXES	
Renovated	2022	Assessment	
UTILITIES	Tenant to Verify	Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas / Oil	Oil	Lease	\$2,000.00 monthly
Electrical	Eversource		



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.

Godin Property
Brokers LLC
★★★★★ Commercial / Industrial
Suite 202 1,100 +/- S/F

