

FOR SALE

MAJOR PRICE REDUCTION!!!!



**1450 Southford Road
Southbury, CT 06488**

Attention Investors...

Retail/Office Investment Opportunity

Great Southbury Location on High Traffic Rte 67

11,523 S/F of Office & Retail Condo Units

Primary Tenant is a Well Established Regional Insurer

Excellent Demographics in a Desirable Community

Offered at: ~~\$2,150,000.00~~ **\$1,595,000.00**

**(Owner B +/- 7, 720 S/F Also Available for Purchase-
Price TBD)**

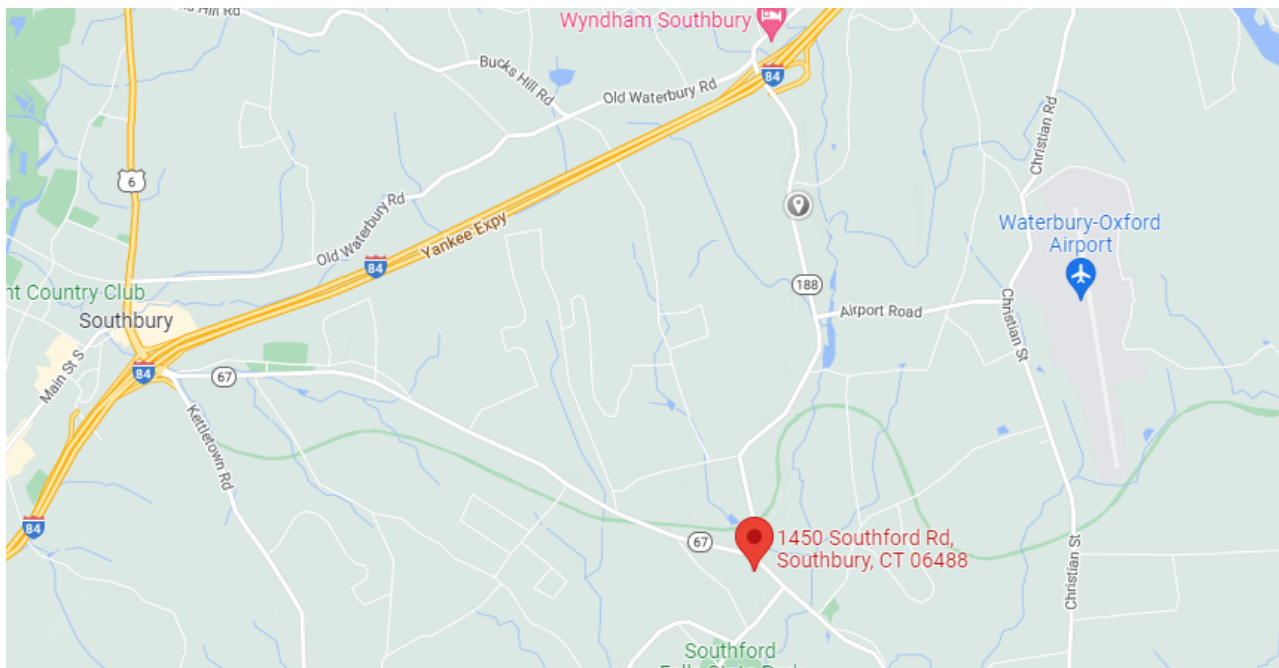


PROPERTY DATA FORM

PROPERTY ADDRESS		1450 Southford Rd	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	19,000 +/-	Air Conditioning	Yes
Number of floors	2	Type of Heat	Heat Pump
Avail S/F	11,523	Sprinkler/Type	No
		OTHER	
		Acres	3.59
Ext. Construction	Wood Frame	Zoning	Commercial
		Parking	+/- 80 Spaces
Roof	Asphalt Single	State Route / Distance To...	I-84- 2 Miles
Date Built	2006	TAXES	
		Assessment	
UTILITIES		Appraisal	
		Mill Rate	
Sewer	Septic	23.6	
Water	Well	Taxes	
Gas		\$25,873.40	
		TERMS	
Electrical	100 Amps 120/208V Per Unit	Offered at:	Owner A: \$1,595,000.00 Owner B: Price TBD



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.



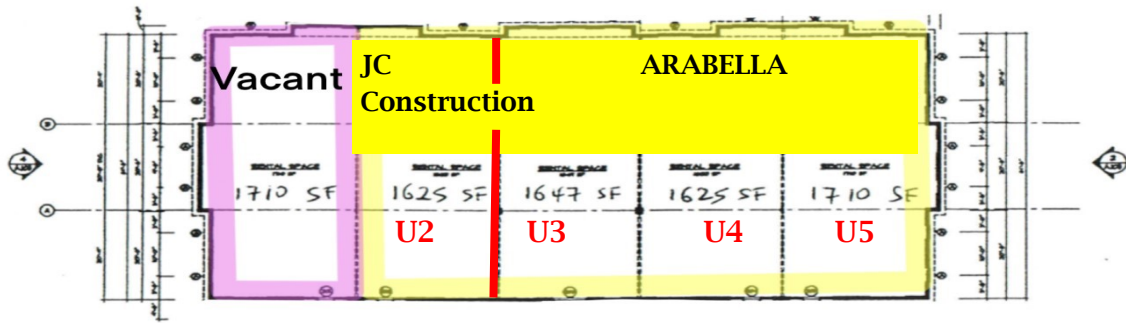


1450 Southford Road Southbury, CT

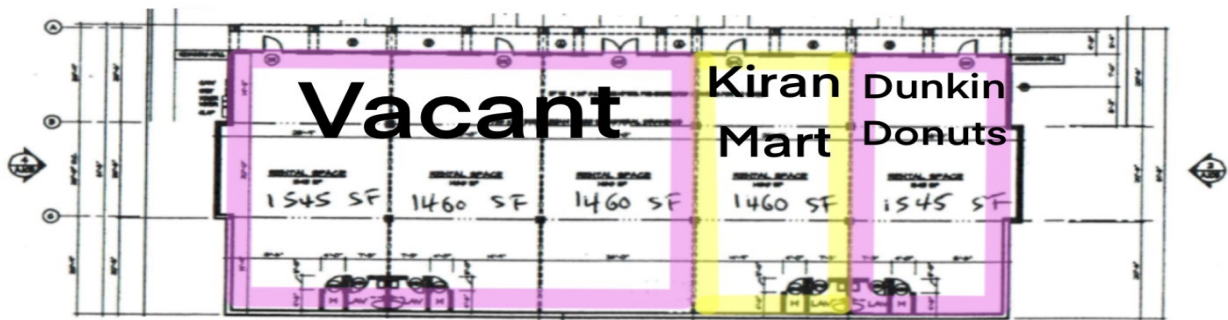
Income & Expenses

<u>Company</u>	<u>Annual Rent</u>
Arabella Service Company Inc. 4,958 S/F (Units U3, U4, U5) Lease term: 11/02/2022 – 10/31/2027 (One 5 year option to extend with 5% annual increases)	
11/01/24—10/31/25	\$122,442.43
11/01/25—10/31/26	\$124,891.28
11/01/26—10/31/27	\$127,389.11
JC Construction Services 1,625 S/F (Unit 2) Lease term: 7/1/2025 - 6/30/2028 (One 3 year option to extend with 3% annual increases)	
7/1/2025 - 6/30/2026	\$30,000.00
7/1/2026 - 6/30/2027	\$30,900.00
7/1/2027 - 6/30/2028	\$31,827.00
Kiran Mart 1,460 S/F (Unit L4) Lease term: Month to Month	\$24,000.00
Vacant (Projected) 3,456 S/F (Unit UB1)	\$20 PSF = \$69,120.00
Total Projected Income =	\$245,562.43
Current Real Estate Taxes =	\$25,873.40
Current Condo Charges \$3.00 per foot =	\$34,569.00
Total Estimated Expenses =	\$60,442.40
Projected Net Operating Income =	\$185,120.03

Main Building



Upper Level



Lower Level

Owner A: +/- 11,523 s/f
Units U2, U3, U4, U5, + L4
Unit B1 - 3,456 s/f

Owner B: +/- 7,720 s/f
Units U1, L1, L2, L3, L5