

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**

**1,700 +/- S/F Former Physical Therapy, Multiple Private Exam
Rooms & Office with Large Reception Area, Washer/Dryer
Hookup & En Suite Bathroom**

**600+/- S/F Former Acupuncturist, Large Open Space with 2
Private Rooms & a Sink**

Leasing From \$16 PSF Modified Gross + Utilities

PROPERTY DATA FORM

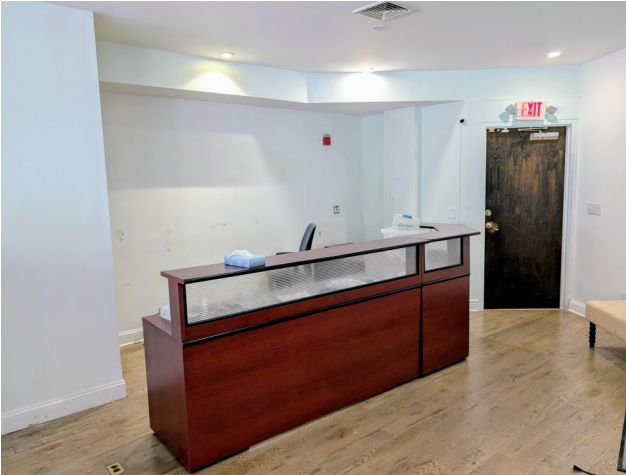
PROPERTY ADDRESS		220 Main Street South	
CITY, STATE		Southbury, CT 06748	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	18,009	Air Conditioning	Central - New
Number of floors	2	Sprinkler / Type	No
Avail S/F	2,300 +/-	Type of Heat	Forced Hot Air
Office space		OTHER	
Former Salon		Acres	1.81
Ext. Construction	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	\$16 PSF Mod Gross + Utilities
Electrical			



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.

1,700 +/- S/F

**Multiple Private Exam Rooms & Office with
Large Reception Area, Washer/Dryer Hookup &
En Suite Bathroom**



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

