

FOR SALE/LEASE



**56 Center Street
Southington, CT 06489**

Versatile Office/Retail Space with Modern Industrial Charm
Prime Location in the Heart of Southington
Perfect for Office, Retail or even a Residential Conversion Opportunity
1 Mile to I-84 - Excellent Commuter Access
Ample On-Site Parking
3,481 +/- S/F Available for Lease with Elevator Directly to Suite
7 Offices, Conference Room, Lobby & Bullpen Area
Asking: \$12.00 PSF NNN
Sale: \$450,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	56 Center Street
CITY, STATE	Southington, CT 06489

BUILDING INFO MECHANICAL EQUIP.

Total S/F	9,779	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	
Avail S/F	3,481	Type of Heat	Forced Hot Air
Elevator	Yes—To Suite	OTHER	
Ext. Construction	Stone Masonry	Acres	.08
Ceiling Height	9'	Zoning	CB
Roof	Asphalt/Shingle	Parking	Plenty On Site
Date Built	2013	State Route / Distance To...	1 Mile to I84

TAXES

Assessment	\$521,110.00
Appraisal	\$744,440.00
Mill Rate	33.21

UTILITIES

Tenant/Buyer to Verify

Sewer	City
Water	City
Gas	Eversource
Electrical	

TERMS

Lease:	\$12.00 PSF NNN
Sale:	\$450,000.00



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