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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

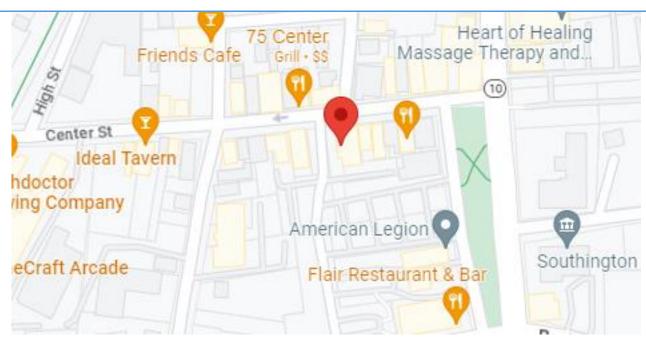
Asking: \$12.00 PSF NNN Sale: \$450,000.00

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	СВ
Roof	Asphalt/Shingle	Parking	Plenty On Site
Date Built	2013	State Route / Distance To	1 Mile to I84
		TAXES	
		Assessment	\$521,110.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$744,440.00
Sewer	City	Mill Rate	33.21
Water	City	Taxes	\$17,306.06
Gas	Eversource	TERMS	
Electrical		Lease:	\$12.00 PSF NNN
		Sale:	\$450,000.00



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