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# FOR SALE



**2 Pomperaug Office Park  
Suite #307  
Southbury, CT 06488**

**772+/- S/F  
Professional or Medical Condominium  
3rd Floor Corner Unit with Elevator Service  
Ready for Immediate Occupancy  
Ideal For Professional Uses  
Great Location, Easy Access to I-84  
Sale Price: \$99,000.00**

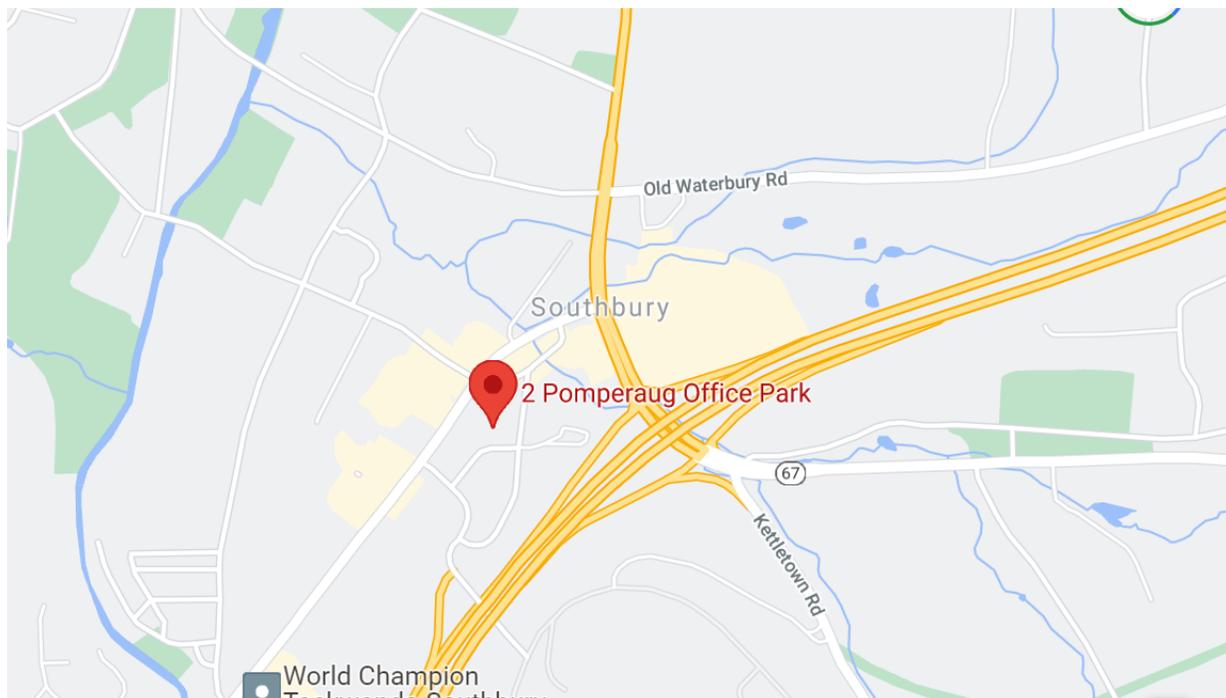


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# PROPERTY DATA FORM

PROPERTY ADDRESS	2 Pomperaug Office Park Suite 307
CITY, STATE	Southbury, CT 06488

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	772 +/-	Air Conditioning	Central
Floors	1	Sprinkler / Type	Yes
Avail S/F	772 +/-	Type of Heat	Electric heat pump
Ceiling Height	Average	<b>OTHER</b>	
Date Built	1986	Zoning	B-2C
Roof	Arch Shingles	Parking	Ample
Ext. Construction	Masonry + Stucco	State Route / Distance To...	I-84 - 3/10 a mile
Elevator	Yes	<b>TAXES</b>	
		Appraisal	\$48,830.00
		Assessment	\$34,180.00
		Mill Rate	23.60
<b>UTILITIES</b>	<b>BUYER / TENANT TO VERIFY</b>	Taxes	\$827.00
Sewer	Septic	<b>TERMS</b>	
Water	City	Sale	\$99,000.00
Gas	No	Condo Fees	\$418.17/mo
Electrical	100 amps		



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2 Pomperaug - Suite 307

Southbury, CT

**Floor Pan**

