

Godin Property Brokers, LLC



Commercial / Industrial

FOR SUBLEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



Highly Visible Location Along State RT 73 with Easy Access to Major Highways (I-84 / RT 8)

1,500 S/F Beautifully Remodeled Office/Retail Space with EnSuite Bathroom & Conference Room

Leasing at \$2,000.00 Gross + Percentage of Utilities

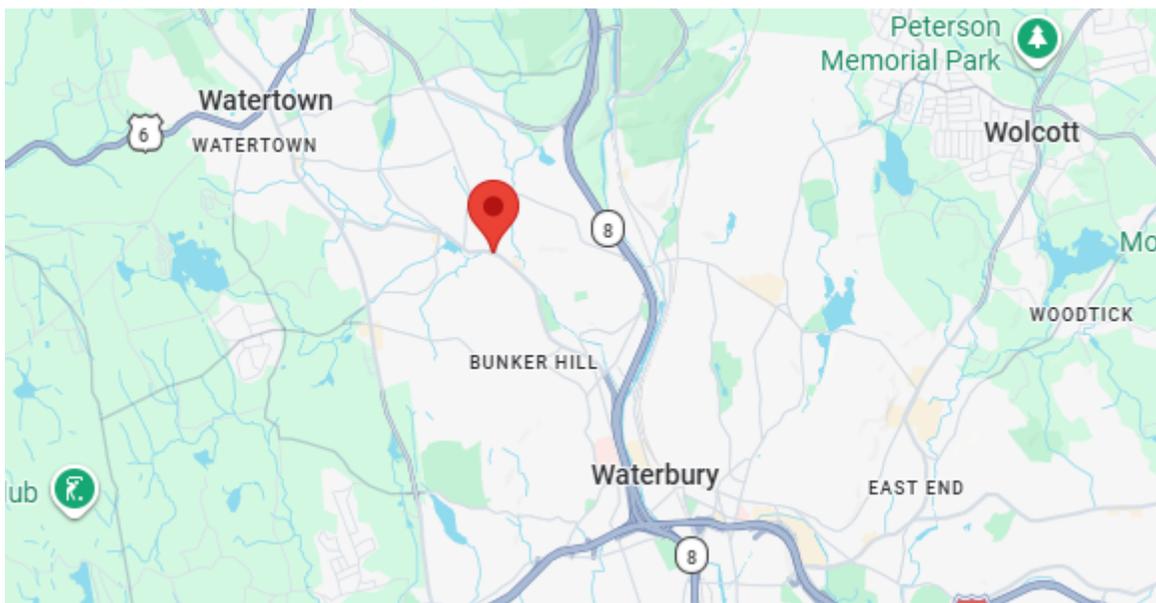
**15 Falls Ave
Oakville, CT 06779**



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.

PROPERTY DATA FORM

PROPERTY ADDRESS		15 Falls Ave	
CITY, STATE		Oakville, CT 06779	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	13,215 +/-	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	
Avail S/F	1,500 +/-	Type of Heat	FHA
Office space	1,500 +/-	TAXES	
		Assessment	
		Mill rate	
		Taxes	
Ceiling Height		OTHER	
Roof	Tar & Gravel	Total acres	2.0
Ext. Construction	Masonry	Zoning	BG
Date Built	1988-recently remodeled	Parking	Plenty on Site
UTILITIES	Buyer/Tenant to Verify	State Route / Distance To...	
Sewer	City	TERMS	
Water	City	Lease	\$2,000 Gross + % of Utilities
Gas/Oil	Natural Gas		Not separately metered
Electrical	Eversource		
Amps-volts-Phase	240 amps / 3 phase		



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Office/Retail
1,500 +/- S/F

