

FOR SALE/LEASE



**56 Center Street
Southington, CT 06489**

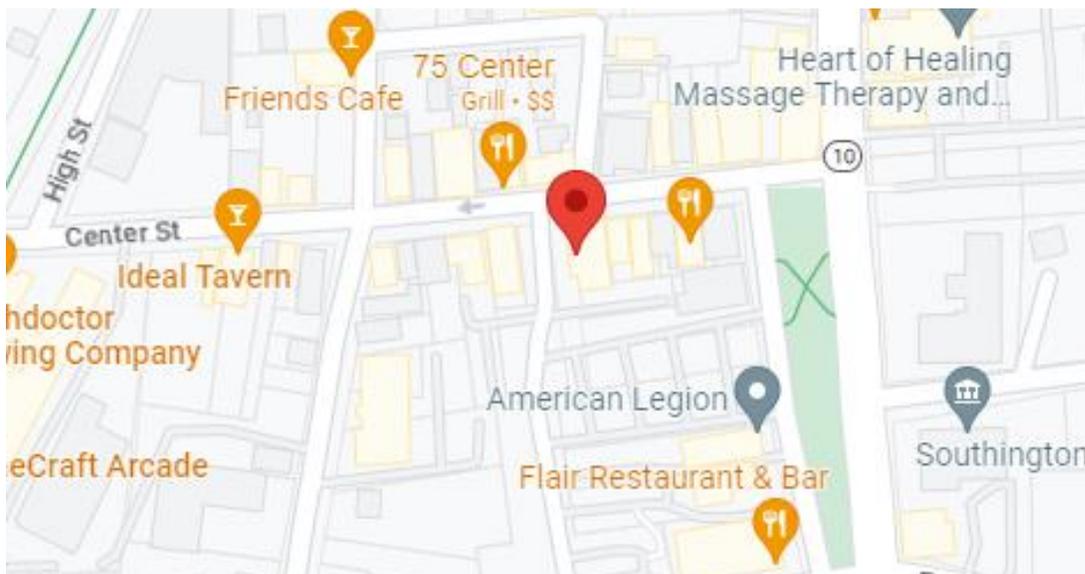
Versatile Office/Retail Space with Modern Industrial Charm
Prime Location in the Heart of Southington
Perfect for Office, Retail or even a Residential Conversion Opportunity
1 Mile to I-84 - Excellent Commuter Access
Ample On-Site Parking
3,481 +/- S/F Available for Lease with Elevator Directly to Suite
7 Offices, Conference Room, Lobby & Bullpen Area
Asking: \$3,600.00 Gross + Utilities
Sale: \$450,000.00

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	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
		Taxes	\$17,306.06
		TERMS	
		Lease:	\$3,600 Gross + Utilities Water, Sewer, Gas, Electric, Insur.
		Sale	\$450,000.00
UTILITIES	Tenant/Buyer to Verify		
Sewer	City		
Water	City		
Gas	Eversource		
Electrical			



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