

FOR SALE



**51 Sherman Hill Road
Unit A204
Woodbury, CT 06798**

**1,310 +/- S/F Professional Office Condominium
Plus 750 +/- S/F Storage Unit (A006)
In Sought After Cornerstone Professional Park
Great Investment Opportunity or Owner User
Long Term Tenant Looking for Lease
Sale: \$140,000.00**



PROPERTY DATA FORM

| | |
|------------------|---------------------------------|
| PROPERTY ADDRESS | 51 Sherman Hill Road, Unit A204 |
| CITY, STATE | Woodbury, CT 06798 |

| BUILDING INFO | | MECHANICAL EQUIP. | |
|-------------------|------------------|-------------------|---|
| Total S/F | 1,310 +/- | Air Conditioning | Central |
| Number of floors | 1 | Sprinkler / Type | |
| Avail S/F | 1,310 +/- | Type of Heat | Electric Heat Pump |
| Ext. Construction | Wood Frame | OTHER | |
| Ceiling Height | | Acres | N/A |
| Roof | Asphalt Shingles | Zoning | MQ-A |
| Date Built | 1987 | Parking | Plenty On Site |
| | | Condo Fees | \$674.47 Per Month |
| | | Storage Unit | \$41.41 Per Month |
| | | TAXES | |
| | | Assessment | \$59,360.00 |
| | | Appraisal | \$84,800.00 |
| | | Mill Rate | 23.62 |
| | | Taxes | \$1,402.08 + \$133.94 A006 Storage Unit |
| | | TERMS | |
| | | Sale | \$140,000.00 |
| UTILITIES | | | |
| Sewer | Septic | | |
| Water | Public | | |
| Heat | FHA | | |
| Electrical | | | |



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★★★★★ Commercial / Industrial

