

FOR SALE/LEASE



**1 Pomperaug Office Park
Suite 101
Southbury, CT 06488**

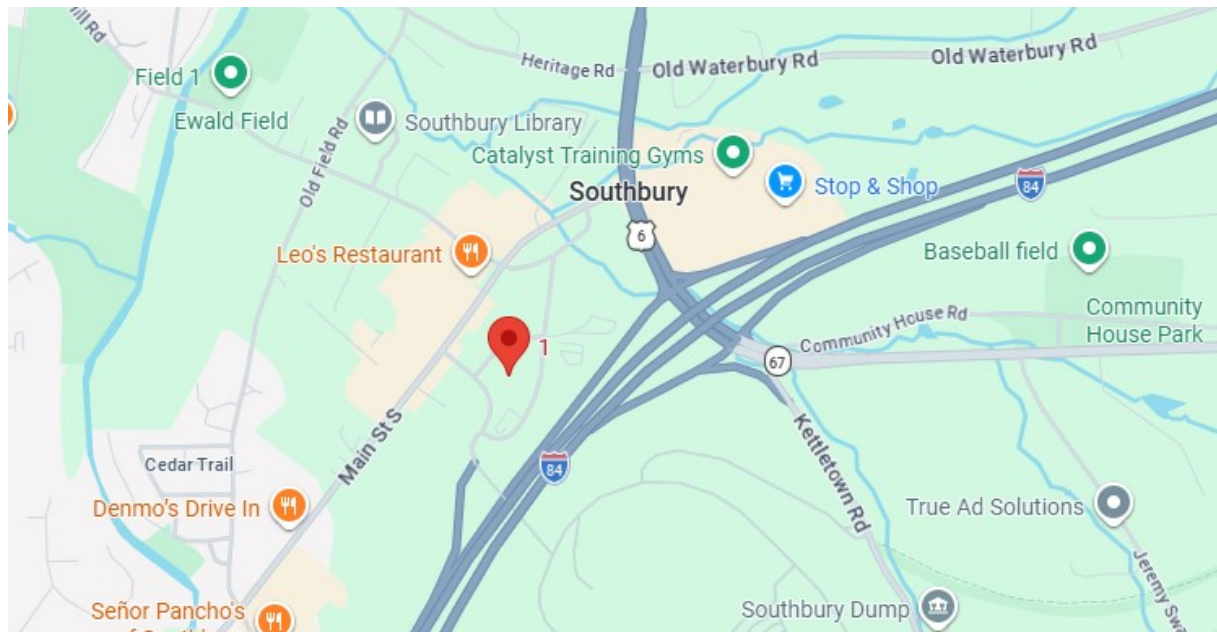
**500+/- S/F Professional Condominium
Ground Floor Unit
Centrally Located in the Town of Southbury
Minutes from I-84 & RT 67 - RT 6
Perfect for Many Professional Uses**

**Sale Price: \$79,000.00
Lease Rate: \$1,300.00 Gross + Utilities**

PROPERTY DATA FORM

PROPERTY ADDRESS	1 Pomperaug Office Park Suite 101
CITY, STATE	Southbury, CT 06488

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	500 +/-	Air Conditioning	Central Air
Floors	1	Sprinkler / Type	
Avail S/F	500 +/-	Type of Heat	Electric Heat Pump
		OTHER	
Ceiling Height		Zoning	B-2C
Roof	Arch Shingles	Parking	Ample
Ext. Construction		State Route / Distance To...	I-84 - 2/10 a mile
		Condo Fees	\$316.66/mo
		TAXES	
Date Built	1984	Assessment	\$21,460.00
		Appraised	\$30,660.00
Sewer	City	Mill Rate	25.40
Water	City	Taxes	\$545.08
Gas	No		
		TERMS	
Electrical		Sale	\$79,000.00
		Lease	\$1,300.00 Gross + Utilities



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