

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
		Rent	\$1,650.00 Gross + Utilities (Current)

UTILITIES

Sewer	Septic
Water	Public
Heat	FHA
Electrical	



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★★★★★ Commercial / Industrial

