

FOR SALE/LEASE



**51 Sherman Hill Road
Unit A203
Woodbury, CT 06798**

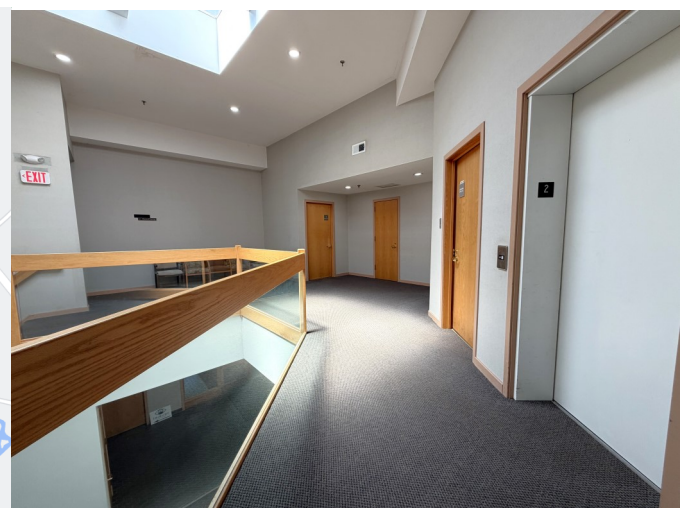
**1,610 +/- S/F Professional Office Condominium
In Sought After Cornerstone Professional Park
Perfect for Most Office Users with
Lots of Potential
Recent Remodel - Paint & Carpet
Sale: \$125,000.00
Lease: \$1,700 Gross + Utilities**



PROPERTY DATA FORM

PROPERTY ADDRESS	51 Sherman Hill Road, Unit A203
CITY, STATE	Woodbury, CT 06798

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,610 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,610 +/-	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	\$802.12 Per Month
UTILITIES		TAXES	
Sewer	Septic	Assessment	\$72,940.00
Water	Public	Appraisal	\$104,200.00
Heat	FHA	Mill Rate	23.62
Electrical		Taxes	\$1,722.84
		TERMS	
		Sale	\$125,000.00
		Lease	\$1,700 Gross + Utilities



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