Godin Property Brokers LLC
★★★★★ Commercial / Industrial

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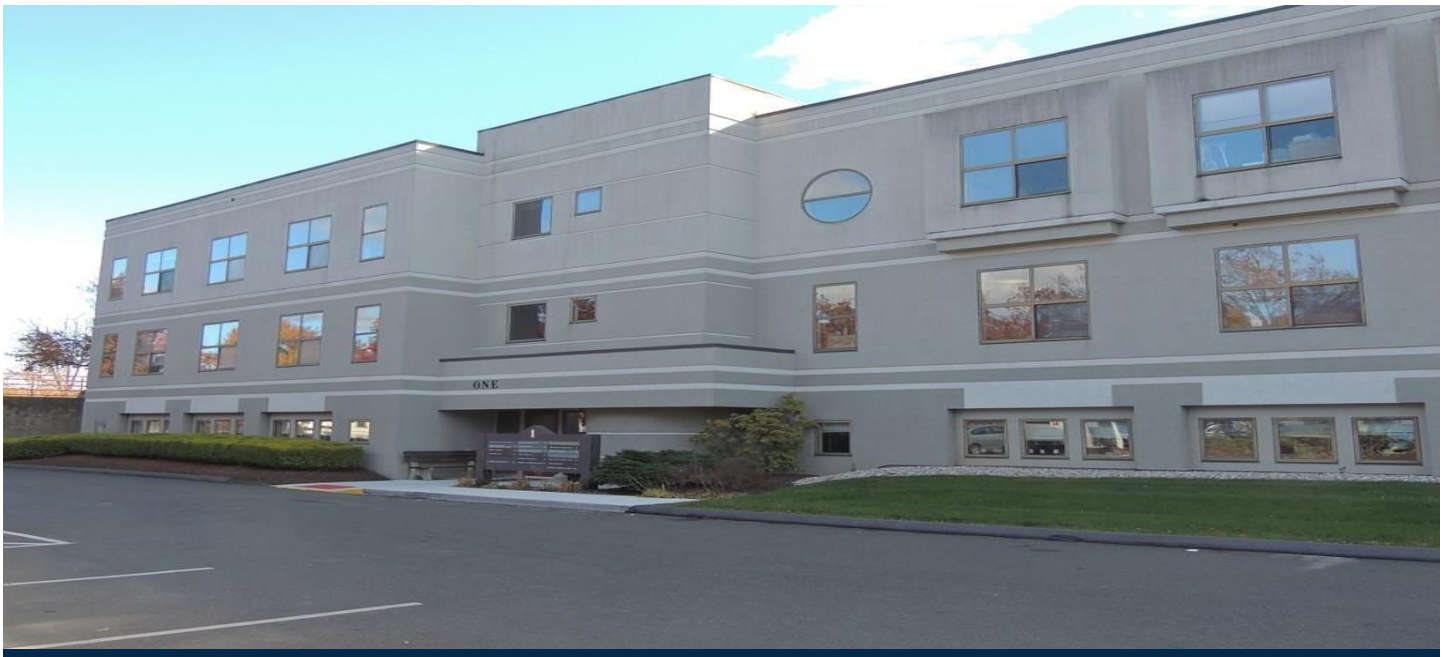
FOR SALE/LEASE



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

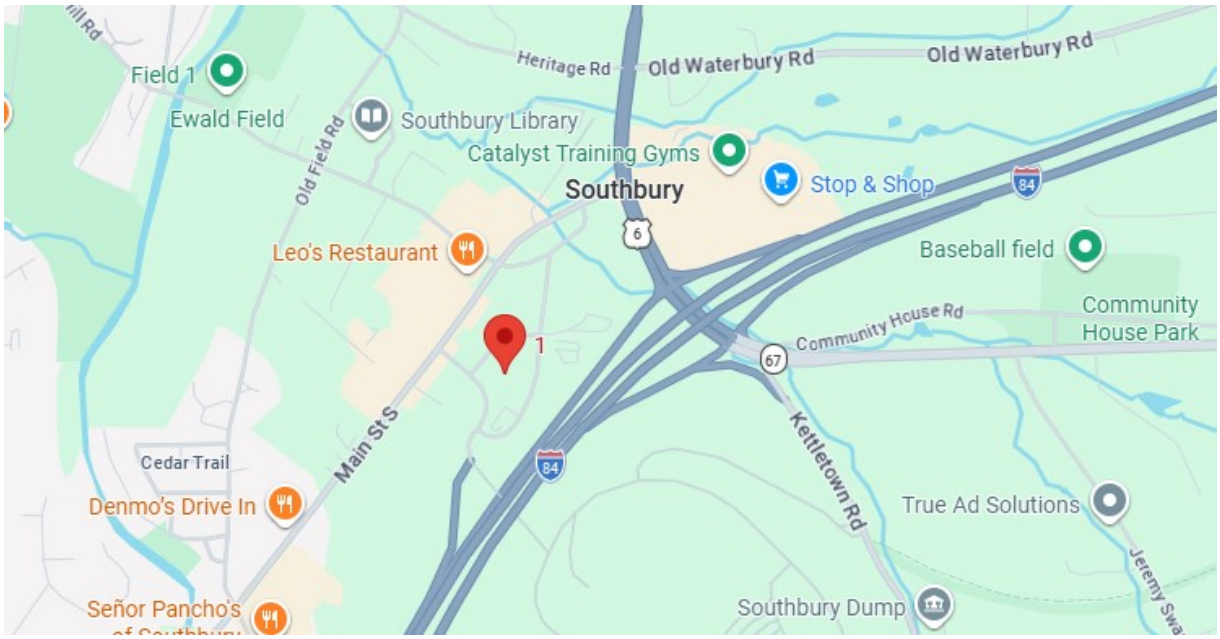
Sale Price: $79,000.00
Lease Rate: $1,300.00 Gross + Utilities

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	**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
UTILITIES		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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