

FOR SALE



**1 Pomperaug Office Park
Suite 105
Southbury, CT 06488**

Prime Ground Floor Medical Office Condo

900 +/- S/F

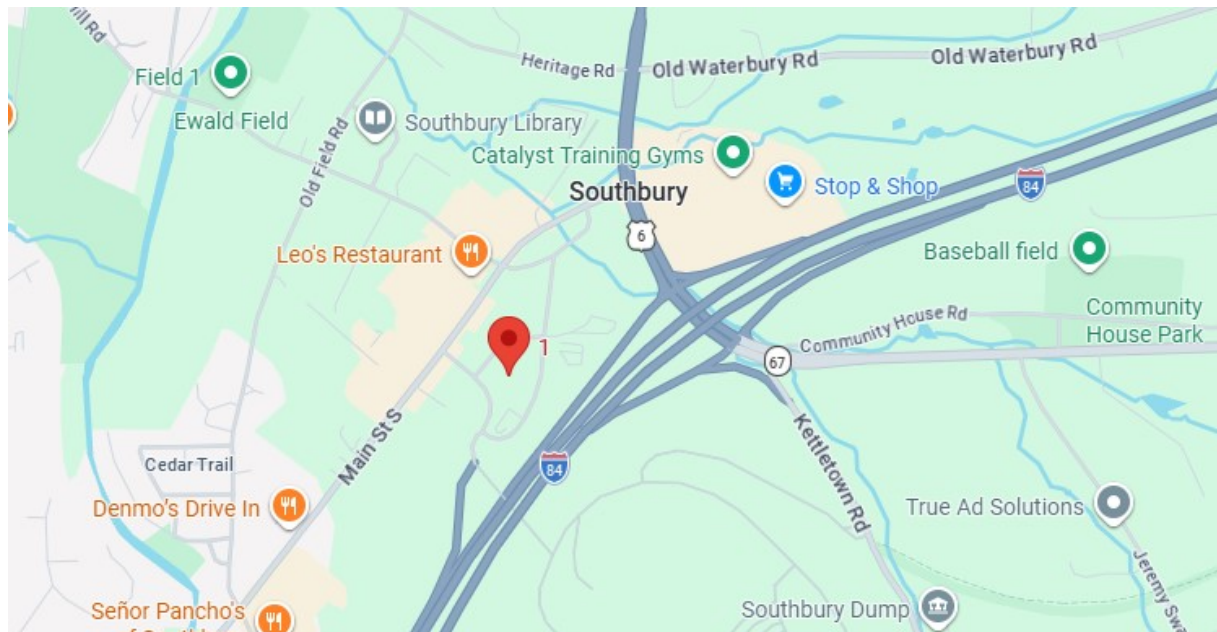
**Ideal Set Up for All Medical Uses
and/or Satellite Location**

**3 Exam Rooms with Reception & Waiting Room
Minutes to I-84 & Main Street Southbury**

Asking \$75,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		1 Pomperaug Office Park Suite 105	
CITY, STATE		Southbury, CT 06488	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	900 +/-	Air Conditioning	Central Air
Floors	1	Sprinkler / Type	
Avail S/F	900 +/-	Type of Heat	Electric Heat Pump
		OTHER	
Ceiling Height	9'	Zoning	B-2C
Roof	Arch Shingles	Parking	Ample
Ext. Construction	Masonry	State Route / Distance To...	I-84 - 2/10 mile
		Condo Fees	\$524.00/mo
		TAXES	
Date Built	1984	Assessment	\$34,760.00
UTILITIES		Appraised	\$49,660.00
Sewer	City	Mill Rate	25.40
Water	City	Taxes	\$881.90
Gas	No	TERMS	
Electrical		Sale	\$75,000.00



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