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

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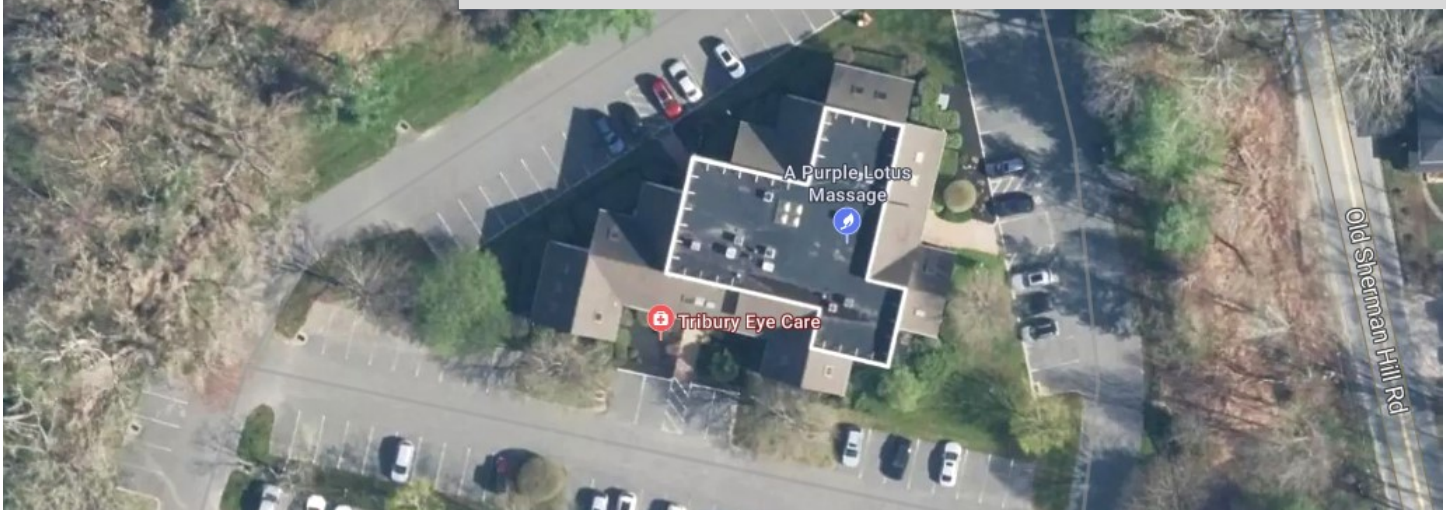
FOR SALE/LEASE

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: $119,000.00
Lease: $1,700 Gross + Utilities



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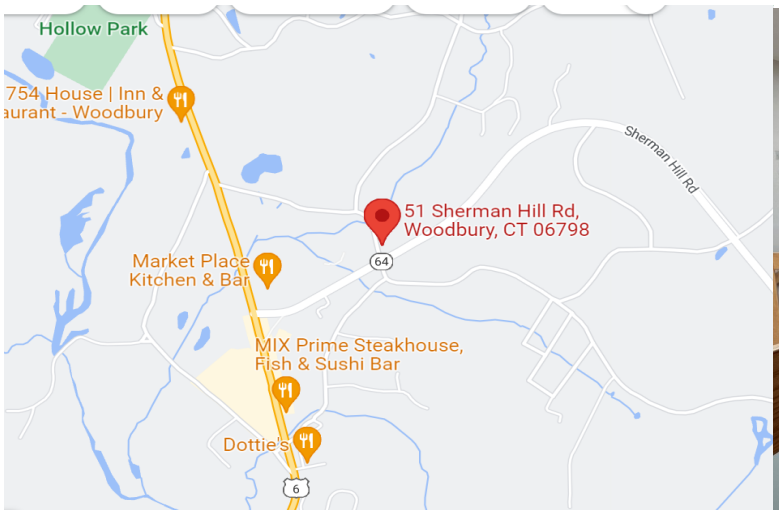
PROPERTY DATA FORM

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
		TAXES	
		Assessment	$72,940.00
UTILITIES		Appraisal	$104,200.00
Sewer	Septic	Mill Rate	23.62
Water	Public	Taxes	$1,722.84
Heat	FHA	**TERMS**	
Electrical		Sale	$119,000.00
		Lease	$1,700 Gross + Utilities



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Coffee
BOTTOMLESS CUP
5¢