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

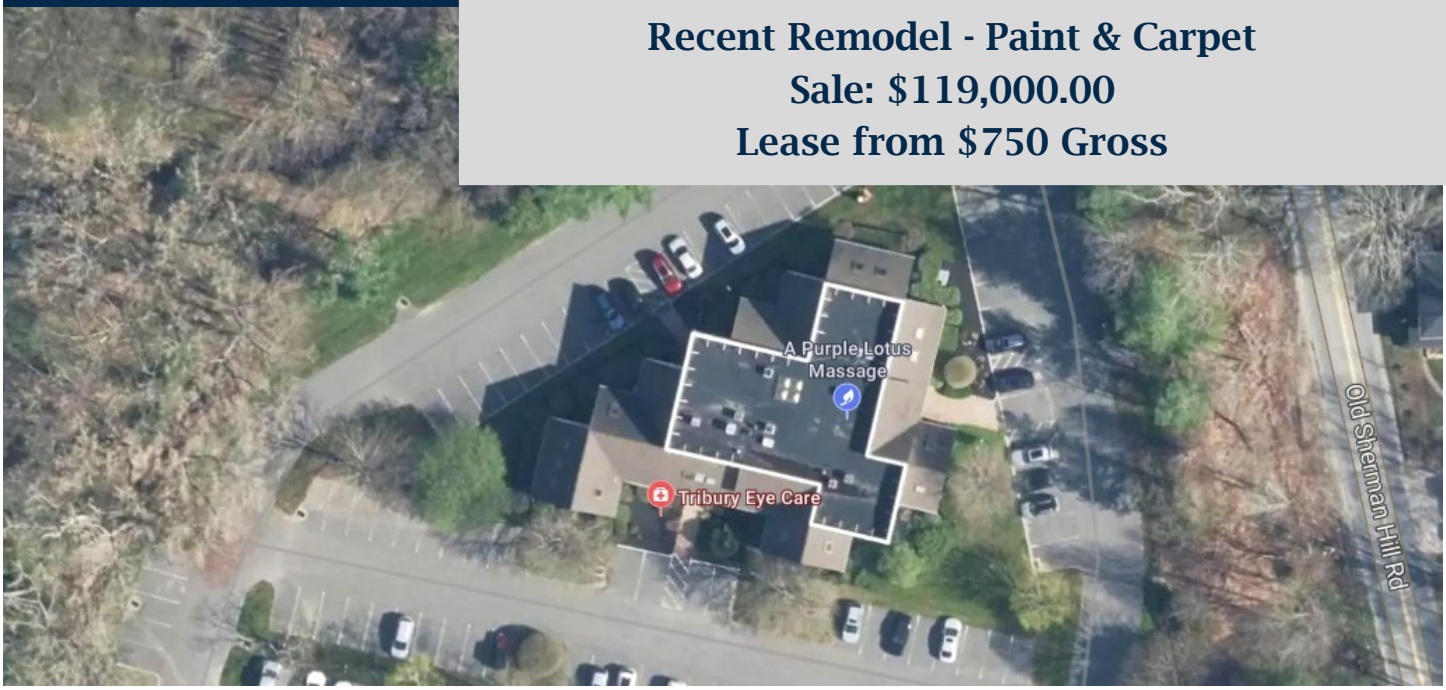
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FOR SALE/LEASE



51 Sherman Hill Road
Unit A203
Woodbury, CT 06798

Woodbury Office Suites
1,610 +/- S/F (4 Private Offices)
In Sought After Cornerstone Professional Park
Perfect for Most Office Users with
Recent Remodel - Paint & Carpet
Sale: $119,000.00
Lease from $750 Gross



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

BUILDING INFO

Total S/F	1,610 +/-
Number of floors	1
Avail S/F	1,610 +/-
Ext. Construction	Wood Frame
Ceiling Height	
Roof	Asphalt Shingles
Date Built	1987

UTILITIES

Sewer	Septic
Water	Public
Heat	FHA
Electrical	

MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	
Type of Heat	Electric Heat Pump

OTHER

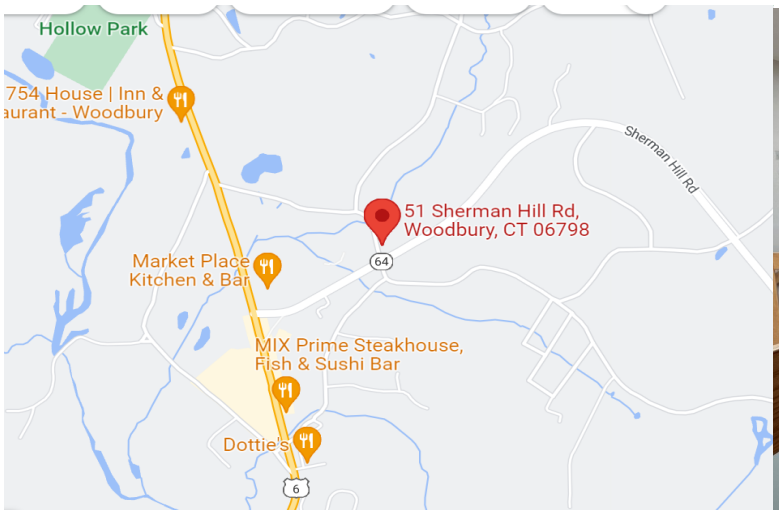
Acres	N/A
Zoning	MQ-A
Parking	Plenty On Site
Condo Fees	$802.12 Per Month

TAXES

Assessment	$72,940.00
Appraisal	$104,200.00
Mill Rate	23.62
Taxes	$1,722.84

TERMS

Sale	$119,000.00
Lease from	$750 Gross + Utilities





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Coffee
5¢
BOTTOMLESS CUP