

**FOR SALE**

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Middlebury, CT, 06762



**122 Spring Street  
Units B1, B2 & B5  
Southington, CT 06489**

**Three Industrial Condominiums For Sale**

**Highlights**

**Units B1 & B2 Can Be Combined**

**Highly Visible Location, Immediate Access to I-84**

**Ideal for Retail, Light Industrial or Service Business Use**

**Flexible Layout with Ample Parking**

**Units Available**

**B1: 1,711 +/- S/F : \$295,000.00**

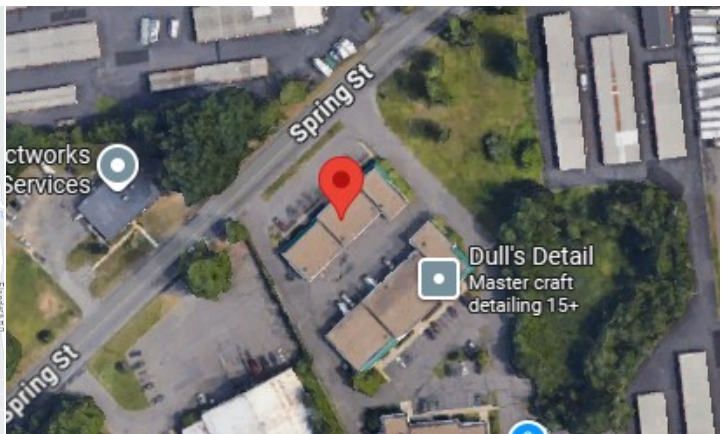
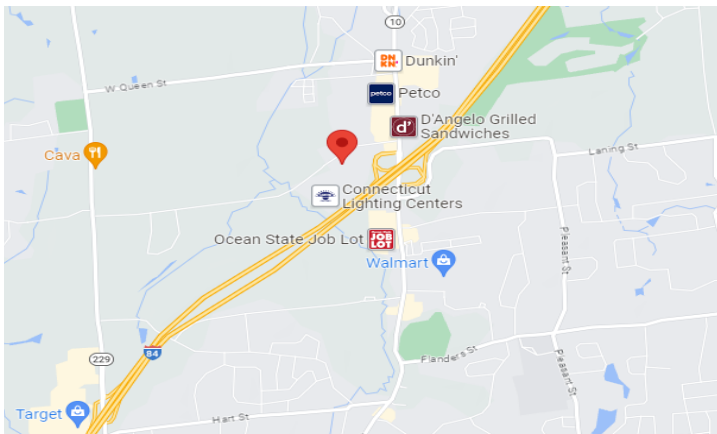
**B2: 1,450 +/- S/F : \$255,000.00**

**B5: 1,364 +/- S/F : \$250,000.00**

**122 Spring Street Suites (B1, B2, B4, B5)****Southington, CT 06489**

Building	B1	B2	B4 SOLD	B5
Square feet	1711 +/-	1450 +/-	1276 +/-	1364 +/-
Subdivide to				
Office Space	1,200 +/-	800 +/-		500 +/-
Drive In Door	1	1	1	1
Exterior Construction	Block / Steel	Block / Steel	Block / Steel	Block / Steel
Ceiling Height	14'	14'	14'	14'
Roof				
Date Built	1988	1988	1988	1988
<b>Mechanical</b>				
Air Condition	Full	Full	Full *	Full
Heat Source	Gas / F/A	Gas / F/A	Gas / F/A	Gas / F/A
<b>Utilities</b>				
Sewer	City	City	City	City
Water	City	City	City	City
Gas / Oil	Gas	Gas	Gas	Gas
Electrical	100AMP	100AMP	100AMP	100AMP
Town Appraisal	\$ 110,210.00	\$ 97,870.00	\$ 90,560.00	\$ 93,950.00
Assessment	\$ 77,150.00	\$ 68,510.00	\$ 63,400.00	\$ 65,770.00
Mill Rate	33.21	33.21	33.21	33.21
Total Taxes	\$ 2,563.00	\$ 2,105.00	\$ 2,275.00	\$ 2,562.00
Zoning	I-1	I-1	I-1	I-1
Parking	Ample	Ample	Ample	Ample

**Condo Fees**                    /        **\$264.15**                    /        **\$228.95**                    /        -----                    /        **\$228.95**



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**Unit B1 : 1,711 +/- S/F : \$295,000.00  
(Can Be Combined with Unit B2)**



**Unit B2 : 1,450 +/- S/F : \$255,000.00  
(Can Be Combined with Unit B1)**





**Unit B5 : 1,364 +/- S/F : \$250,000.00**



