

FOR SALE OR LEASE

1449 Old Waterbury Rd., Suite 306, Southbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present the availability of a 1,066 SF office condominium conveniently located with direct access to I-84 Exit 16. This spacious and bright corner unit has modern finishes and is set up well for any professional or medical office user. Sinks can easily be installed into the offices if needed. Attractive seller financing terms are available!

PROPERTY FEATURES

- 1,066 SF +/- Office Condo
- Reception / Waiting Area
- 5 Large Private Offices

SELLER FINANCING

- 25% Down Payment: \$37,250.00
- 3% Interest Rate
- 20 Year Amortization
- 5 Year Balloon: \$90,365.00
- Monthly Payment: \$619.76 + \$488.58 Condo Fees + \$301.55 Taxes + Utilities
- Total Monthly Payment: \$1,409.89 + Utilities

LEASE RATE

- \$15.00 PSF + \$488.58 Condo Fees + Utilities
- \$1,821.08 Per Month + Utilities

SALES PRICE

- \$149,000.00 (\$139.77 PSF)

GERRY D. MATTHEWS
203-753-5800
matthewscre@gmail.com

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

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BUILDING

Total Available SF	1,066 SF +/-
Exterior Construction	Vinyl Siding. Asphalt Shingles..
Interior Construction	Drywall. Carpet.
Year Built	2006
Ceiling Height	9'
Parking	In-Common
Zoning	M-2

PROPERTY

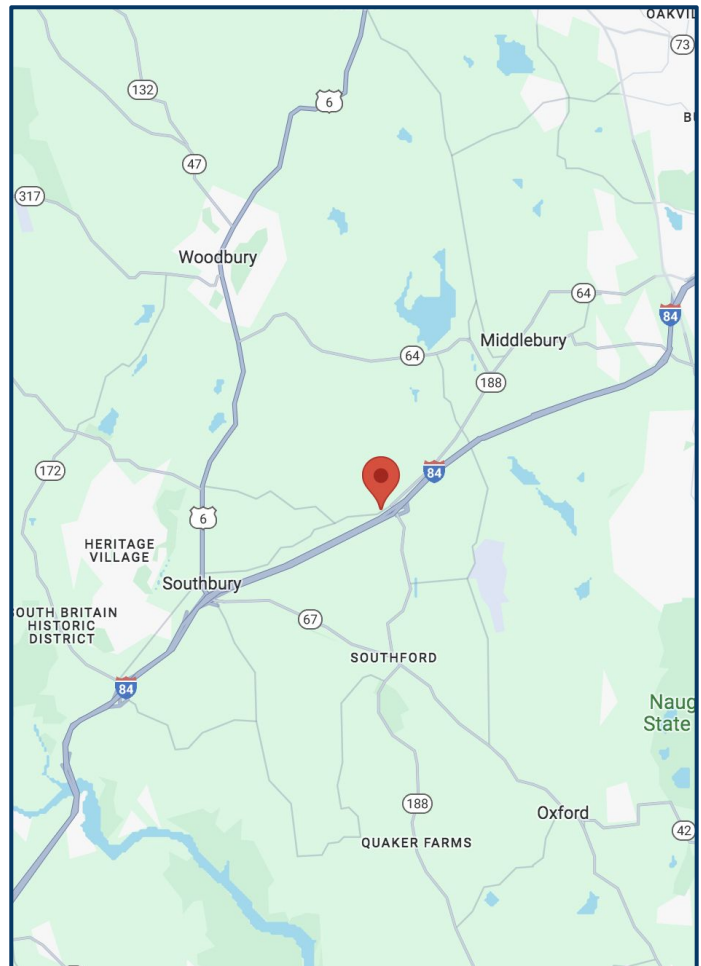
Lot Size	0 Acres
Distance to I-84	0.3 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas - Forced Air 5 Year Old HVAC
A/C	Yes
Electric	Eversource
Sewer	City
Water	City

TAXES

TAXES	\$3,618.59 (\$3.39 PSF)
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1449 OLD WATERBURY ROAD #306

Location 1449 OLD WATERBURY ROAD
#306

Mblu RESVOP/// #306/CU

Acct# 00531180

Owner PROFESSIONAL SPACES LLC

Assessment \$153,330

Appraisal \$219,040

PID 6296

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$219,040	\$0	\$219,040

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$153,330	\$0	\$153,330

Owner of Record

Owner PROFESSIONAL SPACES LLC

Sale Price \$229,500

Co-Owner

Certificate

Address 49 BUEFORD COURT
GOSHEN, CT 06756

Book & Page 0524/1197

Sale Date 02/27/2007

Instrument 07

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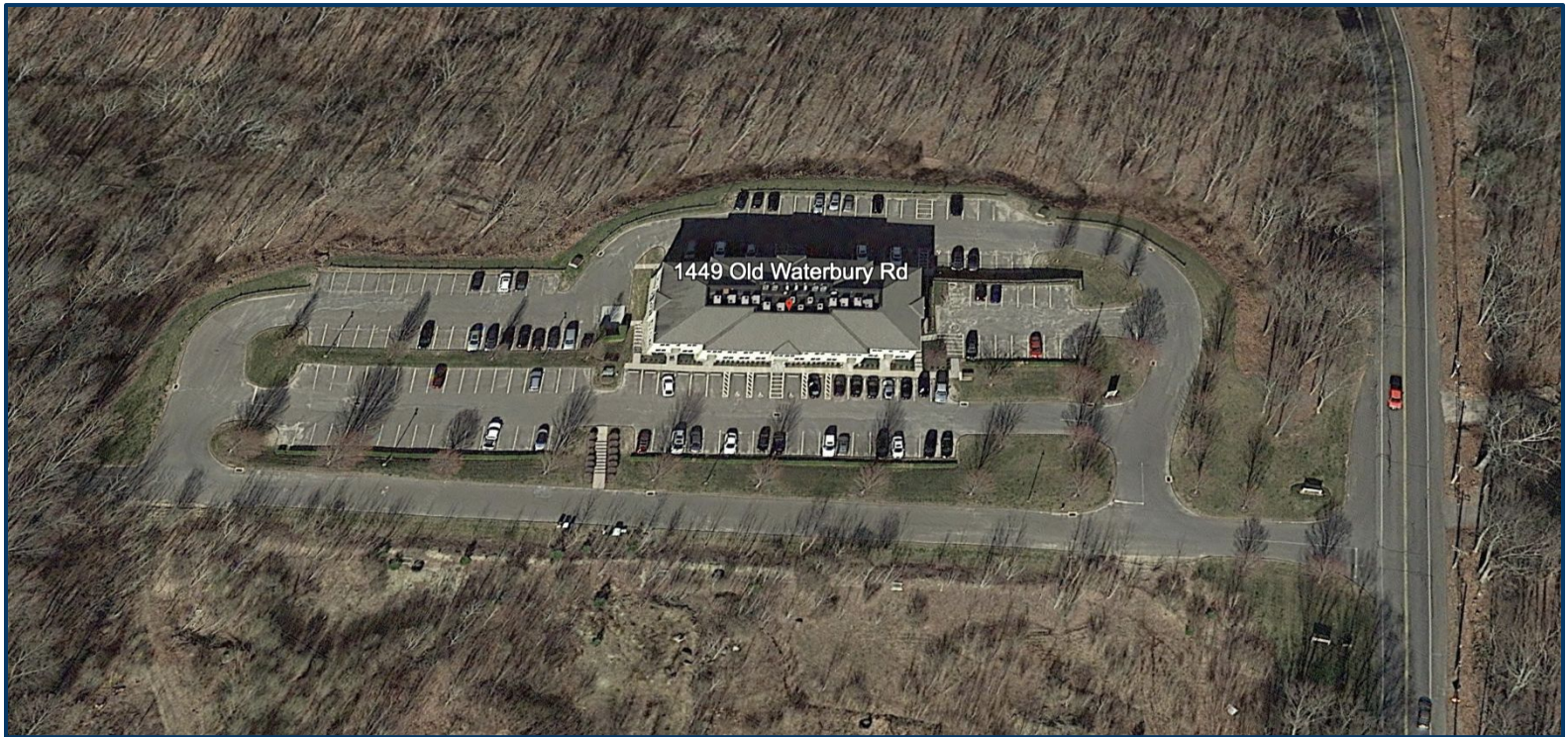
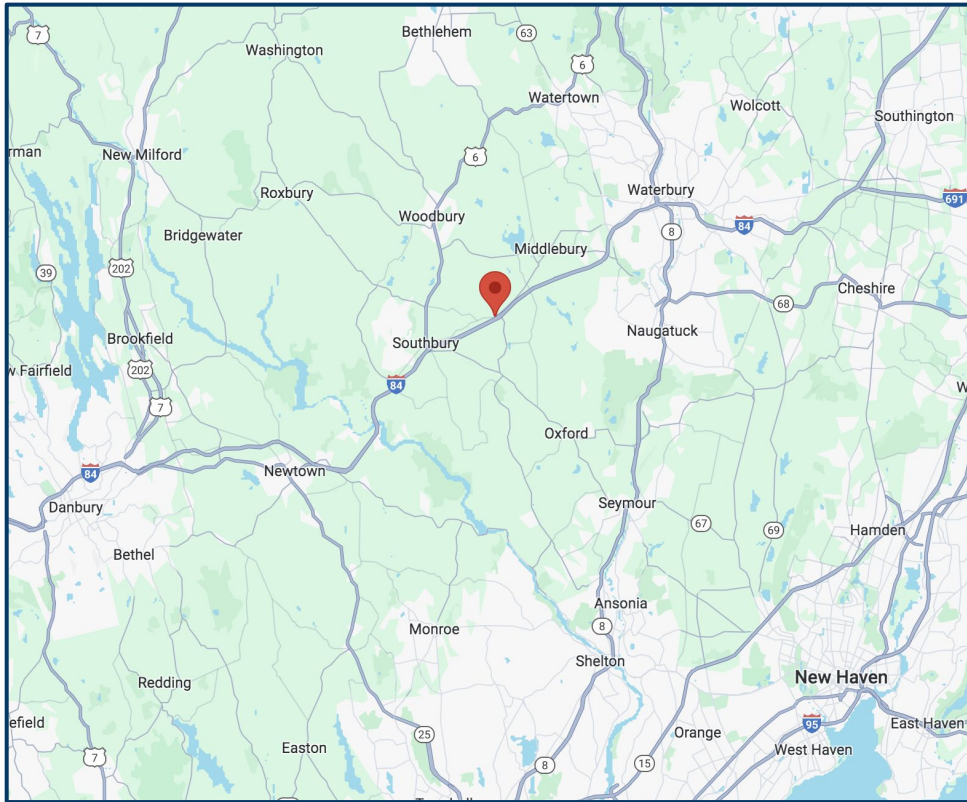
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