



FOR SALE

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850 Straits Turnpike, Suite 204
Middlebury, CT, 06762



For Sale: Two-Level Retail/Office Condominium 2,127 +/- S/F

Main Level 1,177 S/F

Lower level 950 S/F

Prime Front-Facing Retail/Office Space

Located at the Main Entrance of the Plaza, Immediate Access to I-84

Strong Traffic Counts (25,500 +/- Cars Daily Per DOT)

Excellent Signage Opportunities

Offered at \$295,000.00



**77 Main Street North
Southbury, CT 06488**

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		77 Main Street North Units 105 & B5			
CITY, STATE		Southbury, CT 06488			
BUILDING INFO	105	B5	MECHANICAL EQUIP.	105	B5
Total S/F	1,177 +/-	950 +/-	Air Conditioning	Central	Central
Number of floors	2	2	Sprinkler / Type	Yes	
Avail S/F	1,171 +/-	950 +/-	Type of Heat	Heat Pump	Heat Pump
Ext. Construction			OTHER		
Ceiling Height	10'	9'	Zoning	B-2C	B-2C
Roof	Gambrel	Gambrel	Parking	Ample	
Date Built	1989		Acres	Condo	Condo
			TAXES		
			Assessment	\$115,190	\$18,240
			Mill Rate	24.2	24.2
			Taxes	\$2,786	\$442
			Appraised	\$164,550	\$26,050
UTILITIES			TERMS		
Sewer	Septic		Sale	\$295,000.00	
Water	City- Heritage Village		Condo fees	\$842/mo	
Gas/Oil	Eversource				
Electrical	Eversource				



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