

## **FOR SALE**

## CONTACT: BRIAN GODIN or BROOK LADRIGAN

E-mail: Bgodinpb@gmail.com E-mail: Bladrigan.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 204 Middlebury, CT, 06762



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



## PROPERTY DATA FORM

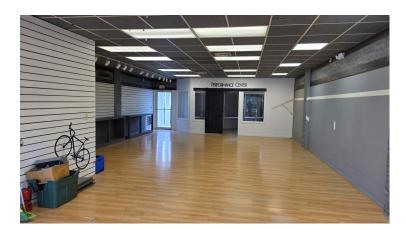
PROPERTY ADDRESS	77 Main Street North Units 105 & B5
CITY, STATE	Southbury, CT 06488

<b>BUILDING INFO</b>	105	B5	MECHANICAL EQUIP.	105	В5
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
UTILITIES			Taxes	\$2,786	\$442
Sewer	Septic		Appraised	\$164,550	\$26,050
Water	City- Heritage	Village	TERMS		
Gas/Oil	Eversource		Sale	\$295,000.00	
Electrical	Eversource		Condo fees	\$842/mo	



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.





Main Level 1,177 +/- S/F





Lower Level 950 +/- S/F





