

**FOR SALE**

**CONTACT: BRIAN GODIN**

E-mail: [Bgodinpb@gmail.com](mailto:Bgodinpb@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**122 Spring Street  
Units B1, B2, B4 & B5  
Southington, CT 06489**

**Four Industrial Condominiums For Sale**

**Highlights**

**Units Can Be Combined (B1 & B2) or (B4 & B5)**

**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**

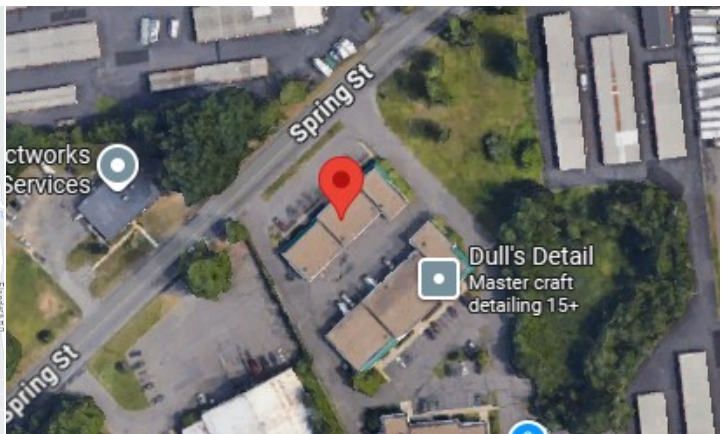
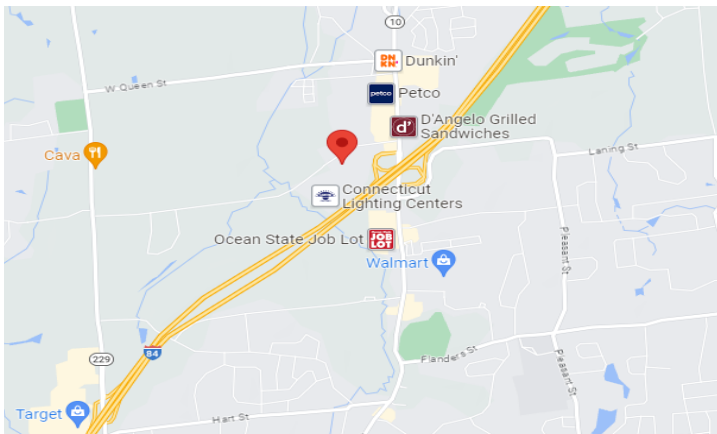
**B4: 1,276 +/- S/F : \$210,000.00**

**B5: 1,364 +/- S/F : \$265,000.00**

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

Building	B1	B2	B4	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**                      /        **\$228.95**



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.



**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 B4 : 1,276 +/- S/F : \$210,000.00  
(Can Be Combined with Unit B5)**



**Unit B5 : 1,364 +/- S/F : \$265,000.00  
(Can Be Combined with Unit B4)**



