

# FOR SALE



**1449 Old Waterbury Rd  
Suite 307  
Southbury, CT 06488**

**800 +/- S/F**  
**Well Appointed Professional Office Condo in  
Convenient Southbury Location Close to I-84**  
**Efficient Layout Offers Flexibility for an  
Owner-User or Investor**  
**Well Maintained Complex with  
Financially Sound Association**  
**Asking \$127,900.00**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>1449 Old Waterbury Road, Suite 307</b>	
<b>CITY, STATE</b>		<b>Southbury, CT 06488</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	800 +/-	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	
Avail S/F	800 +/-	Type of Heat	FHA
Ext. Construction	Vinyl siding	<b>OTHER</b>	
Ceiling Height	10'	Acres	
Roof	Arch shingle	Zoning	M-2
Date Built	2006	Parking	Plenty on Site
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	Septic	Assessment	\$79,070.00
Water	City	Appraisal	\$112,960.00
Gas/Oil	Gas	Mill Rate	24.2
Electrical		Taxes	\$1,913.50
		<b>TERMS</b>	
		Sale	\$127,900.00
		Condo Fees	\$440.00/mo



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