

FOR SALE

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Middlebury, CT 06762



**760 C2 Main Street South
Southbury, CT 06488**

**Investment Property
Commercial Retail/Office Condominium**

960 +/- S/F Modern Space

Long Term Tenant - Multiple Locations

Excellent Location / Visibility on Busy Main Street

NOI \$15,144.00

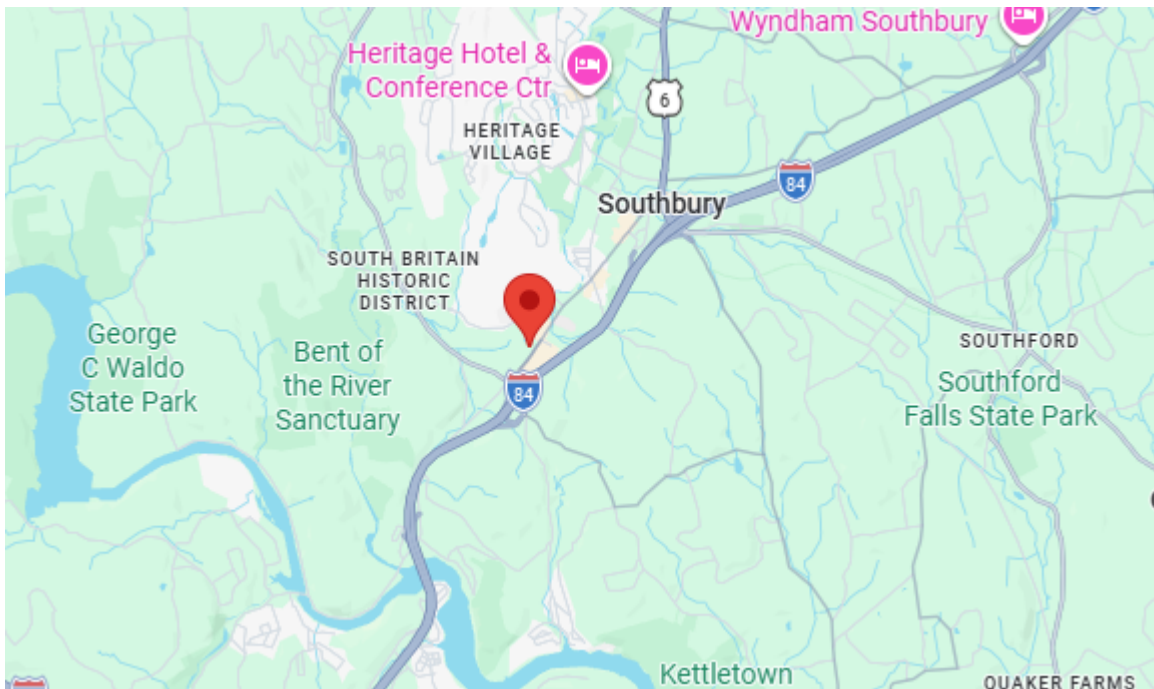
Sale Price \$215,000.00



PROPERTY DATA FORM

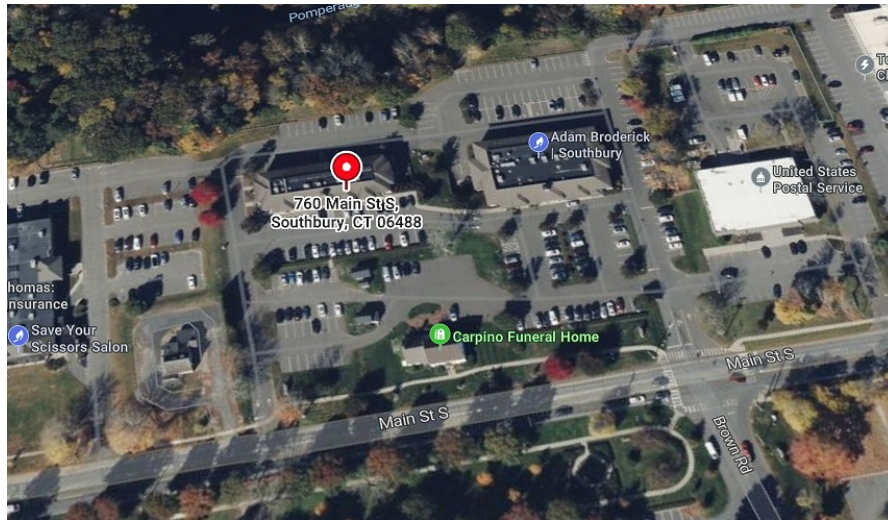
PROPERTY ADDRESS	760 C2 Main Street South
CITY, STATE	Southbury, CT 06488

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	960 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	960 +/-	Type of Heat	Electric
		OTHER	
		Acres	
Ext. Construction	Wood	Zoning	Commercial Condo
Ceiling Height		Parking	On site
Roof	Asphalt / Gable	State Route / Distance To...	I84
Date Built	2007	TAXES	
		Assessment	\$133,670.00
		Appraisal	\$190,950.00
		Mill Rate	25.4
		Taxes	\$3,395.22
UTILITIES		TERMS	
Sewer	City	Sale	\$215,000.00
Water	City		
Gas	EverSource		
Electrical			
		Condo Fees	\$380.82/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.





760 South Main Street Unit C2				6/22/2026		
Southbury, CT						
Income/Expense						
Year 1	Tenant	Description	PSF	Lease / Annual	Notes	Expiration
1	Advanced DermCare	908 +/- square feet	\$ 27.53	\$ 25,000.00	Gross + utilities	6/30/2030
		Annual		\$ 25,000.00		
Annual Expenses						
	Taxes (\$273.79 mo.)	\$ 3,286.00		Income	\$ 25,000.00	
	Condo Fees (\$380.82 mo.)	\$ 4,570.00		Expenses	\$ (9,856.00)	
	Insurance	\$ 2,000.00		Net Operating Income	\$ 15,144.00	
	Utilities - paid by tenant					
	Total Expenses (Paid by tenant)	\$ 9,856.00				
	Suggested Price	\$ 215,000.00				
	Net Operating Income	\$ 15,144.00				
	CAP Rate	7.04%				