

FOR SALE/LEASE

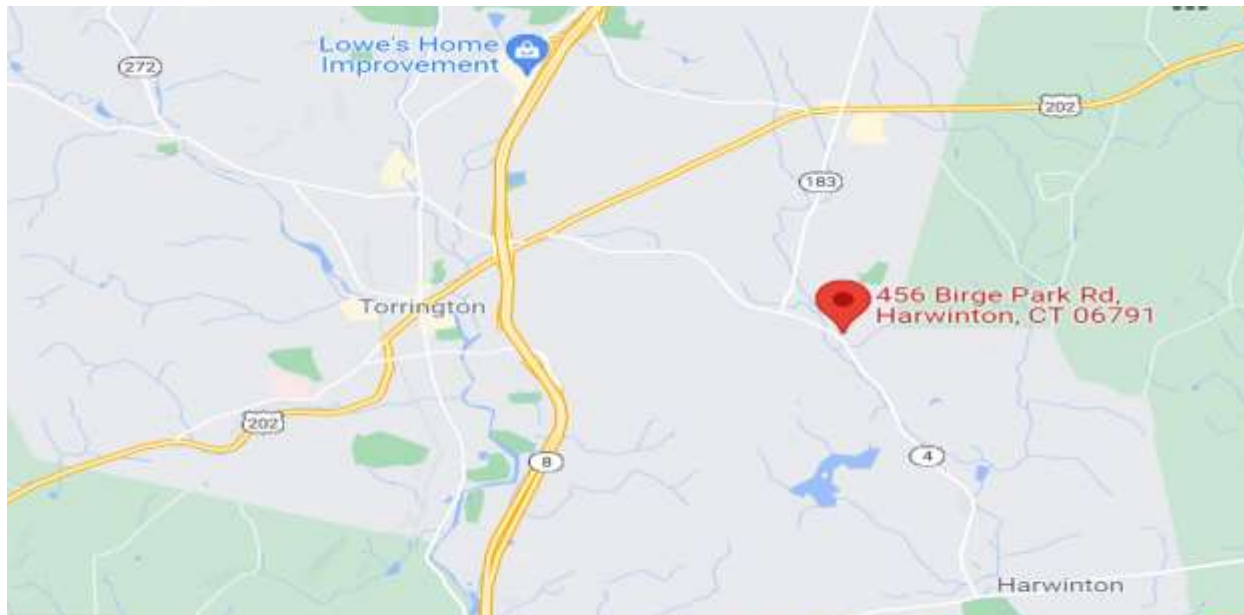


*456 Birge Park Road
Harwinton, CT 06791*

Stand Alone Office Building on 1.79 Acres
with Many Recent Upgrades
4,410 +/- S/F with Full Basement on 2 Levels
Easy Access to RT 8
Available For Sale or Lease
Sale: \$699,000.00
Lease: \$14 PSF + Utilities

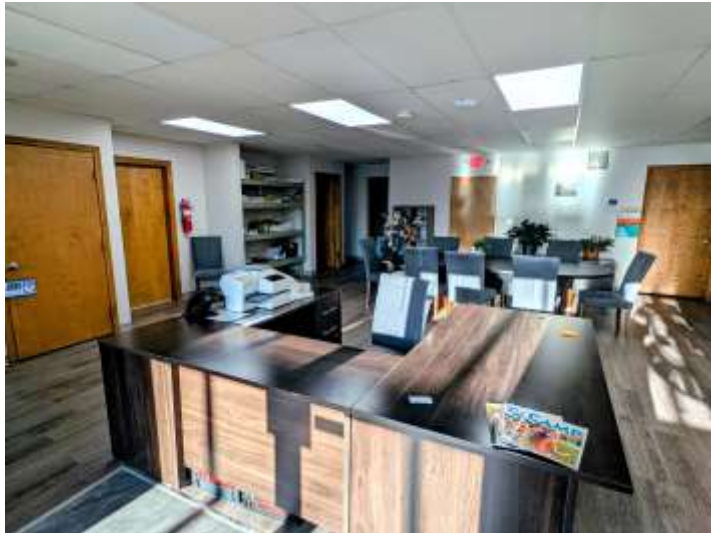
PROPERTY DATA FORM

PROPERTY ADDRESS		456 Birge Park Road	
CITY, STATE		Harwinton, CT 06791	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,410 +/-	Air Conditioning	HVAC
Number of floors	2 + Basement	Sprinkler / Type	O2
Basement	1,712 +/-	Type of Heat	Forced Hot Air
Avail S/F	4,410 +/-	OTHER	
		Acres	1.79
		Zoning	RS1
Exterior Construction	Stone Masonry	Parking	Plenty on site
Ceiling Height	10'	State Route / Distance To...	
Roof	Gable - 2023	TAXES	
Date Built	1989	Assessment	\$397,160.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$567,360.00
Sewer	City	Mill Rate	29.20
Water	Well	Taxes	\$11,597.07
Gas	Propane	TERMS	
Electrical		Lease	\$14 PSF + Utilities
		Sale	\$699,000.00



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1st Floor



2nd Floor





Basement

