

FOR LEASE

CONTACT: Brian Godin or Michael Grieder

E-mail: Bgodinpb@gmail.com

E-mail: Mgrieder.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

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



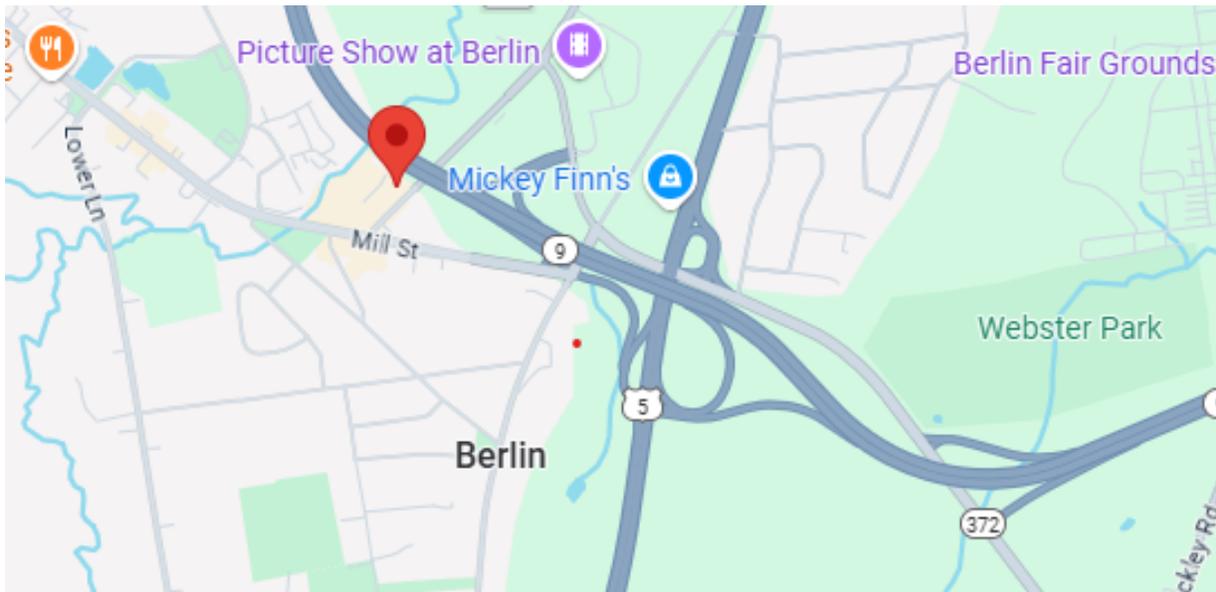
**37 Webster Square Rd
Berlin, CT 06037**

**1,000 +/- S/F Office Condominium Available
Clean Space- New Windows, Roof & Lighting
Lease \$1,100.00/mo + NNN + Utilities**



PROPERTY DATA FORM

PROPERTY ADDRESS		37 Webster Square Rd	
CITY, STATE		Berlin, CT 06037	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,171 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	N/A
Avail S/F	1,000 +/-	Type of Heat	Gas / Forced Hot Air
		OTHER	
		Acres	1.98
Ext. Construction	Brick	Zoning	CCD-2
Ceiling Height	10'	Parking	Ample
Roof	2024	State Route / Distance To...	
Date Built	1981	TAXES	
UTILITIES		Assessment	\$251,500.00
	Tenant/Buyer to Verify	Appraisal	\$359,300.00
Sewer	City	Mill Rate	30.21
Water	City	Taxes	
Gas/Oil	Gas	TERMS	
Electrical	200 amp	Lease	\$1,100/mo + NNN + Utilities
		Nets \$364.00 Per Month	



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.

1,000 +/- S/F Space Available

