

FOR SALE/LEASE



**56 Center Street
Southington, CT 06489**

Versatile Office/Retail Space with Modern Industrial Charm
Prime Location in the Heart of Southington
Perfect for Office, Retail or even a Residential Conversion Opportunity
1 Mile to I-84 - Excellent Commuter Access
Ample On-Site Parking
3,481 +/- S/F Available for Lease with Elevator Directly to Suite
7 Offices, Conference Room, Lobby & Bullpen Area
Asking: \$3,600.00 Gross + Utilities
Sale: \$420,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	56 Center Street
CITY, STATE	Southington, CT 06489

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,779	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	
Avail S/F	3,481	Type of Heat	Forced Hot Air
Elevator	Yes—To Suite	OTHER	
Ext. Construction	Stone Masonry	Acres	.08
Ceiling Height	9'	Zoning	CB
Roof	Asphalt/Shingle	Parking	Plenty On Site
Date Built	2013	State Route / Distance To	1 Mile to I84
		TAXES	
		Assessment	\$521,110.00
		Appraisal	\$744,440.00
		Mill Rate	33.21
		Taxes	\$17,306.06
		TERMS	
		Lease:	\$3,600 Gross + Utilities Water, Sewer, Gas, Electric, Insur.
		Sale	\$420,000.00

UTILITIES

Tenant/Buyer to Verify

Sewer	City
Water	City
Gas	Eversource
Electrical	



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