

# FOR SALE

**PRICE REDUCED!!!!**



**1450 Southford Road  
Southbury, CT 06488**

**Attention Investors...**  
**Retail/Office Investment Opportunity**  
**Great Southbury Location on High Traffic Rte 67**  
**11,523 S/F of Office & Retail Condo Units**  
**2 Primary Tenants are High Quality Companies**  
**Excellent Demographics in a Desirable Community**  
**Offered at: ~~\$2,150,000.00~~ **\$1,895,000.00****  
**(Owner B +/- 7, 720 S/F Also Available for Purchase-  
Price TBD)**



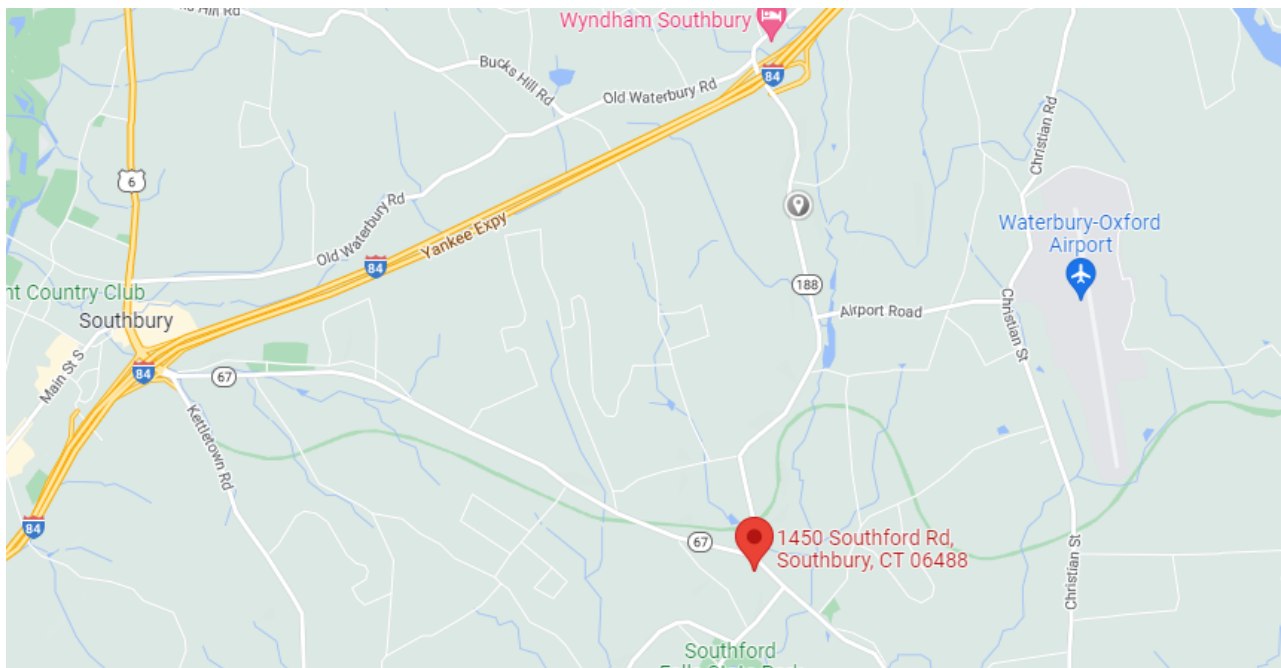
# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>1450 Southford Rd</b>	
<b>CITY, STATE</b>		<b>Southbury, CT 06488</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	19,000 +/-	Air Conditioning	Yes
Number of floors	2	Type of Heat	Heat Pump
Avail S/F	11,523	Sprinkler/Type	No
		<b>OTHER</b>	
		Acres	3.59
Ext. Construction	Wood Frame	Zoning	Commercial
		Parking	+/- 80 Spaces
Roof	Asphalt Single	State Route / Distance To...	I-84- 2 Miles
Date Built	2006	<b>TAXES</b>	
		Assessment	
<b>UTILITIES</b>		Appraisal	
<b>Tenant/Buyer to Verify</b>		Mill Rate	
Sewer	Septic	Taxes	\$28,923.00
Water	Well	<b>TERMS</b>	
Gas		Offered at:	
Electrical	200 Amps 120/208V Per Unit	Owner A: \$1,895,000.00 Owner B: Price TBD	



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.







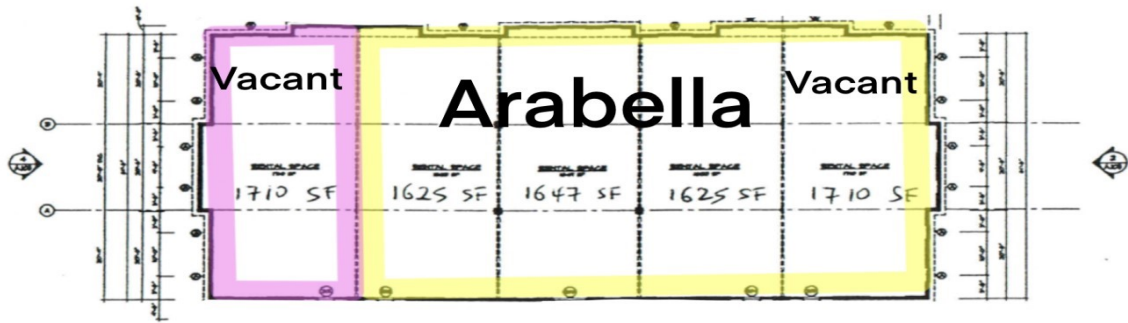
**1450 Southford Road Southbury, CT**

**Income & Expenses**

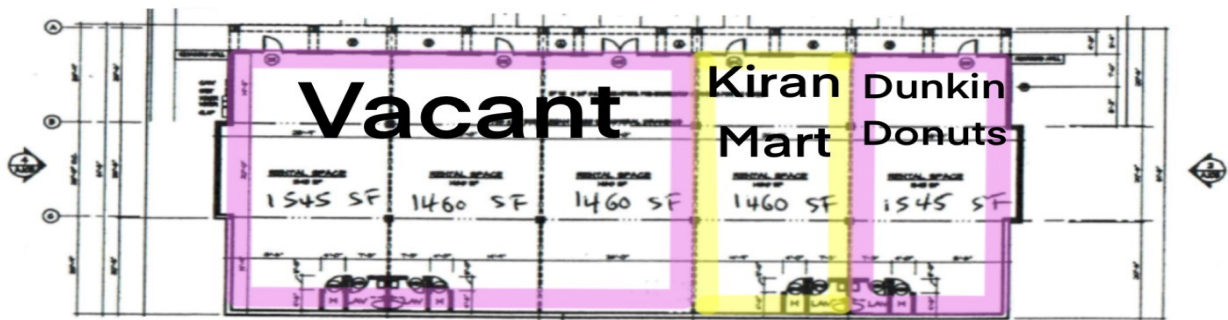
<b><u>Company</u></b>	<b><u>Annual Rent</u></b>
<b>Arabella Service Company Inc.</b>	
4,958 S/F (Units U2, U3, U4)	
Lease term: 11/02/2022 – 10/31/2027	
(One 5 year option to extend with 5% annual increases)	
05/01/23—10/31/23	\$117,687.84
11/01/23—10/31/24	\$120,041.60
11/01/24—10/31/25	\$122,442.43
11/01/25—10/31/26	\$124,891.28
11/01/26—10/31/27	\$127,389.11
<b>Smith &amp; Nephew Inc.</b>	
3,456 S/F (Unit UB1)	
Lease term: 04/03/2022 – 04/03/2024	
(One 2 year option to extend with 5% annual increases)	
04/03/22—04/03/23	\$78,629.27
04/03/23—04/03/24	\$80,201.88
<b>Kiran Mart</b>	
1,460 S/F (Unit L4)	
Lease term: Month to Month	
	\$24,000.00
<b>Vacant (Projected)</b>	
1,710 S/F (Unit U5)	
	\$34,200.00
<b>Total Projected Income =</b>	<b>\$254,517.11</b>
<b>Current Real Estate Taxes =</b>	<b>\$28,923.00</b>
<b>Current Condo Charges \$3.00 per foot =</b>	<b>\$34,569.00</b>
<b>Total Estimated Expenses =</b>	<b>\$63,492.00</b>
<b>Net Operating Income =</b>	<b>\$191,025.11</b>

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# Main Building



Upper Level



Lower Level

**Owner A:** +/- 11,523 s/f  
Units U2, U3, U4, U5, + L4  
Unit B1 - 3,456 s/f

**Owner B:** +/- 7,720 s/f  
Units U1, L1, L2, L3, L5