



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
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LISTING DESCRIPTION

X	KEYS
	Sale
X	Lease
	Indust.
X	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE FORMER TD BANK

TOWN Middlebury ST. & NO. 503 Middlebury Road ZIP 06762

DIRECTIONS Center of the Village on Rt. 64

DESCRIPTION Former bank with approved drive thru window

WILL DIVIDE No PRESENT USES Vacant POTENTIAL USES Bank

BUILDING

FLOORS	SF	Ceiling
1st fl.	<u>2,200</u>	
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.	<u>2,200</u>	
Total SF bldg.		
Type Const.	<u>wood frame</u>	
Colum spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking		
Expansion		

MECHANICAL EQUIPMENT

Heat Type	<u>Propane</u>
Elev.	
A/C Office	<u>Yes</u>
plant	
Sprinkler	
Roof Type	
Year	
Other	

LAND

Acres	
Zoning	<u>CA 40</u>
Condition of Site (%)	
Level	<u>X</u>
Slope	
Wet	
Dry	

TERMS

Lease Price TBD

UTILITIES

Water:	Municipal	Well	<u>X</u>
Electric:	Amp.	Phase	
Gas:			
Sewer:	Sanitary	Septic	<u>X</u>

Tenant Pays:

Insurance	<u>X</u>
Heat	<u>X</u>
Water	<u>X</u>
A/C	<u>X</u>
Electric	<u>X</u>
Taxes	<u>X</u>

ASSESSMENT:

Land:	
Improvements:	
Total:	<u>\$189,000</u>
Mill Rate:	<u>33.40</u>
Taxes:	<u>\$6,300</u>

REMARKS:

TRANSPORTATION

Highway Visibility	
Interstate Highway	
Exit	
State Rt.	<u>64</u>
RR Siding	

AGENT: DAVID R. THEROUX

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