

**Drubner Commercial**

Real Estate Services



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Middlebury, CT 06762

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LISTING DESCRIPTION

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

NAME OF BUILDING OR SITE _____

TOWN Oakville (Watertown) ST. & NO. 15 FALLS AVENUE ZIP 06779DESCRIPTION Office upper level (walk in) of 3,000 S.F. \$14 NNNWILL DIVIDE _____ PRESENT USES Vacant POTENTIAL USES Office - Retail

BUILDING MECHANICAL EQUIPMENT LAND

FLOORS	Heat Type <u>Gas</u>	Acres <u>2.4 +/-</u>
1st fl.	Elev.	Zoning <u>BC</u>
Other	A/C Office <u>X</u>	Condition of Site (%)
Office SF <u>3,000</u> 8'	plant	Level
Other <u>500</u> 10'	Sprinkler	Slope
Total SF avail.	Roof Type <u>Metal Rib</u>	Wet
Total SF bldg. <u>14,714</u>	Year <u>1988</u>	Dry
Type Const. <u>masonry</u>	Other	

TERMS**Lease Price**Upper \$14 NNN

Colum spacing	UTILITIES	Tenant	Insurance <u>X</u>
Yr. built <u>1988</u>	Water: Municipal <u>X</u> Well	Heat <u>X</u>	
No. O/H doors	Electric: Amp. _____ Phase _____	Water <u>X</u>	
Truck docks	Gas: <u>X</u>	A/C <u>X</u>	
Parking	Sewer: Sanitary <u>X</u> Septic _____	Electric <u>X</u>	
Expansion		Taxes <u>X</u>	

ASSESSMENT: REMARKS: BC

Land: Business / Commercial

Improvements: _____

Total: _____

Mill Rate: _____

Taxes: \$18,000 AGENT: DAVID R. THEROUX**TRANSPORTATION**

Highway Visibility	No
Interstate Highway	Rt. 8
Exit <u>35</u>	
State Rt. <u>73</u>	
RR Siding	

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