



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 06779

DESCRIPTION Office upper level (walk in) of 3,000 S.F. \$14 NNN

WILL DIVIDE _____ PRESENT USES Vacant POTENTIAL USES Office - Retail

BUILDING

FLOORS

	SF	Ceiling
1st fl.		
Other		
Office SF	<u>3,000</u>	<u>8'</u>
Other	<u>500</u>	<u>10'</u>
Total SF avail.		
Total SF bldg.	<u>14,714</u>	
Type Const.	<u>masonry</u>	
Colum spacing		
Yr. built	<u>1988</u>	
No. O/H doors		
Truck docks		
Parking		
Expansion		

MECHANICAL EQUIPMENT

Heat Type	<u>Gas</u>
Elev.	
A/C Office	<u>X</u>
plant	
Sprinkler	
Roof Type	<u>Metal Rib</u>
Year	<u>1988</u>
Other	

LAND

Acres	<u>2.4 +/-</u>
Zoning	<u>BC</u>
Condition of Site (%)	
Level	
Slope	
Wet	
Dry	

TERMS

Lease Price

Upper \$14 NNN

UTILITIES

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

Tenant	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: _____

Mill Rate: _____
Taxes: \$18,000

REMARKS:

BC
Business / Commercial

TRANSPORTATION

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

AGENT: DAVID R. THEROUX

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