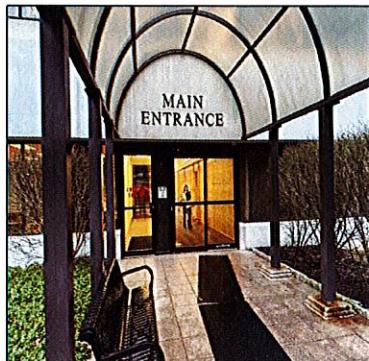


**Drubner Commercial**

Real Estate Services



530 Middlebury Rd. 211 B

Middlebury, CT 06762

Office 203.753.4116

Fax 203.578.3003

LISTING DESCRIPTION

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

NAME OF BUILDING OR SITE TURNPIKE OFFICE PARKTOWN Middlebury ST. & NO. 1579 Straits Turnpike ZIP 06762DESCRIPTION Former Timex World Headquarters Unit 2-C 2,001 SF medical / professional / etc.***Asking sales price is \$106,000 below appraisal***WILL DIVIDE No PRESENT USES Office POTENTIAL USES Office**BUILDING** **MECHANICAL EQUIPMENT** **LAND**

FLOORS	<u>3</u>	Heat Type	<u>Gas</u>	Acres	<u>32</u>
	SF	Elev.	<u>X</u>	Zoning	<u>Com.</u>
1st fl.		A/C Office	<u>X</u>	Condition of Site (%)	
2nd fl.	<u>2,001</u>	plant	<u>X</u>	Level	<u>X</u>
3rd fl.	<u>9'</u>	Sprinkler	<u>X</u>	Slope	
Other		Roof Type		Wet	
Office SF	<u>105,000</u>	Year	<u>2017</u>	Dry	
Total SF avail.	<u>2,001</u>	Other			
Total SF bldg.	<u>105,000</u>				

Type Const.				TERMS	
Colum spacing				Sale Price	<u>\$295,000</u>
Yr. built				Lease Price	<u>\$29.00 PSF</u>
No. O/H doors					<u>Gross</u>

Truck docks				Tenant Pays:	
Parking	<u>425 cars</u>	Water:	Municipal <u>X</u> Well	Insurance	
Expansion	<u>No</u>	Electric:	Amp. _____ Phase _____	Heat	

		Gas:	<u>X</u>	Water	
		Sewer:	Sanitary <u>X</u> Septic _____	A/C	

				Electric	
				Taxes	

ASSESSMENT:

Land:	
Improvements:	
Total:	<u>\$280,000</u>
Condo Fee	
Mill Rate:	<u>TBD</u>
Taxes:	<u>TBD</u>

REMARKS:

Condo fee \$9.00 PSF
includes HVAC
Property tax TBD
Municipal appraisal \$401,300
Lease \$4,800 per month Gross

TRANSPORTATION

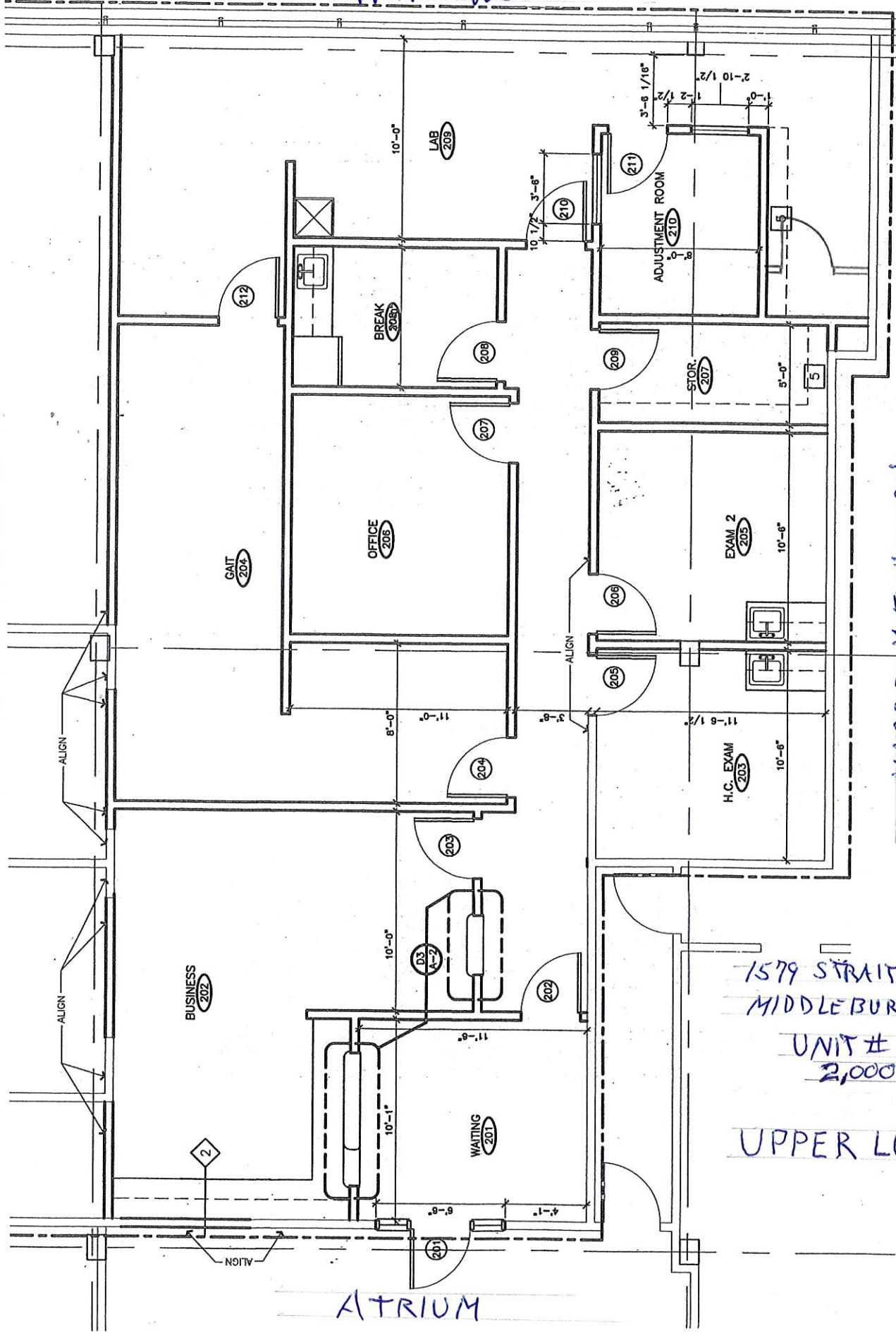
Airport	<u>Oxford</u>
Highway Visibility	<u>No</u>
Interstate Highway	<u>84</u>
Exit	<u>17</u>
State Rt.	<u>63</u>
RR Siding	

AGENT: DAVID THEROUX

Information shown is purported to be from reliable sources. No representation is made as to the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

LENKOWSKI LONERGAN & CO.

WINDOWS



MAGGIE McFLY's office

1579 STRAITS TPKE
MIDDLEBURY CT

UNIT # 2-C
2,000 SF

UPPER LEVEL

atrium