



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
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LISTING DESCRIPTION	
	KEYS
	Sale
X	Lease
	Indust.
X	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE VILLAGE SQUARE

TOWN Middlebury ST. & NO. 530 Middlebury Road ZIP 06762

DESCRIPTION A 30,000 SF retail complex in the center of town

1,088 SF and 1,400 SF Available

WILL DIVIDE Yes PRESENT USES Office/Retail POTENTIAL USES Office/Retail

BUILDING

MECHANICAL EQUIPMENT

LAND

FLOORS	<u>2</u>
	SF Ceiling
1st fl.	<u>1,400 8'</u>
2nd fl.	<u>1,088</u>

Heat Type	<u>Electric Heat Pump</u>
Elev.	_____
A/C Office	<u>X</u>
plant	_____
Sprinkler	_____
Roof Type	_____
Year	_____
Other	_____

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

Total SF avail.	_____
Total SF bldg.	<u>30,000</u>
Type Const.	_____
Colum spacing	_____
Yr. built	<u>1989</u>
No. O/H doors	_____
Truck docks	_____
Parking	<u>ample cars</u>
Expansion	<u>No</u>

UTILITIES

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

TERMS

Lease Prices	<u>LL \$17</u>
	<u>UL \$16</u>

Tenant Pays:

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

ASSESSMENT:

REMARKS:

Land:	_____
Improvements:	_____
Total:	_____
Mill Rate:	_____
Taxes:	_____

Owner pays property tax

Snow and trash are billed separately

AGENT: David Theroux

TRANSPORTATION

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

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

FOR LEASE



VILLAGE SQUARE

*530 Middlebury Road
Middlebury, CT*

- *1,088 SF available UL*
- *1,400 SF available LL*

- *A 30,000 S.F. retail complex in the center of town*

- *Various sizes available*

- *Lower level \$17.00 plus snow and trash*

- *Upper level \$16.00 plus snow and trash*

David Theroux