



## FOR SALE/LEASE

**CONTACT: Ed Godin, SIOR  
or Mary Buckley**

E-mail: [EGodinpb@gmail.com](mailto:EGodinpb@gmail.com)

Email: [Mbuckley.gpb@gmail.com](mailto:Mbuckley.gpb@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**574 Heritage Road  
Southbury, CT 06488**

**21,000 +/- S/F Professional Office Building  
on 6.91 Acres**

**Premiere Heritage Village Location**

**Adjacent to Hotel & Golf Course**

**Great Opportunity for an Owner-Occupant  
or Investor**

**Excellent Access to Interstate I-84**

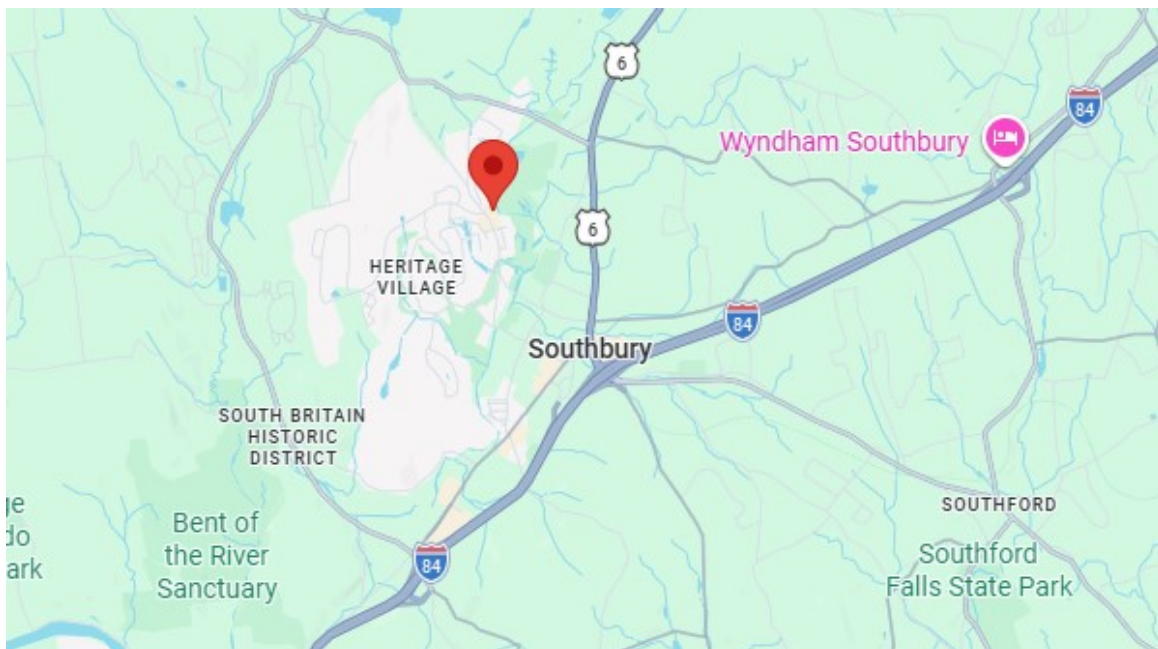
**Offered at \$1,950,000.00 or \$12 NNN**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>574 Heritage Rd</b>	
<b>CITY, STATE</b>		<b>Southbury, CT 06488</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	21,000 +/-	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	Yes -Wet
Avail S/F	21,000 +/-	Type of Heat	Heat Pump
Divisible to	+/- 5,000	<b>OTHER</b>	
Ext. Construction	Steel/Wood Frame	Acres	6.91
Ceiling Height	10'	Zoning	B-3
Roof	Rubber - 2006	Parking	Ample
Date Built	1983	State Route / Distance To...	I-84/ 1.5 miles
		<b>TAXES</b>	
		Assessment	\$1,147,000.00
		Appraised	\$1,638,570.00
		Mill Rate	24.20
		Taxes	\$27,757.40
		<b>TAXES</b>	
		Sale	\$1,950,000.00
		Lease	\$12 NNN
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
Sewer	City		
Water	City		
Gas/Oil			
Electrical	1200 amps/ 120/208v		



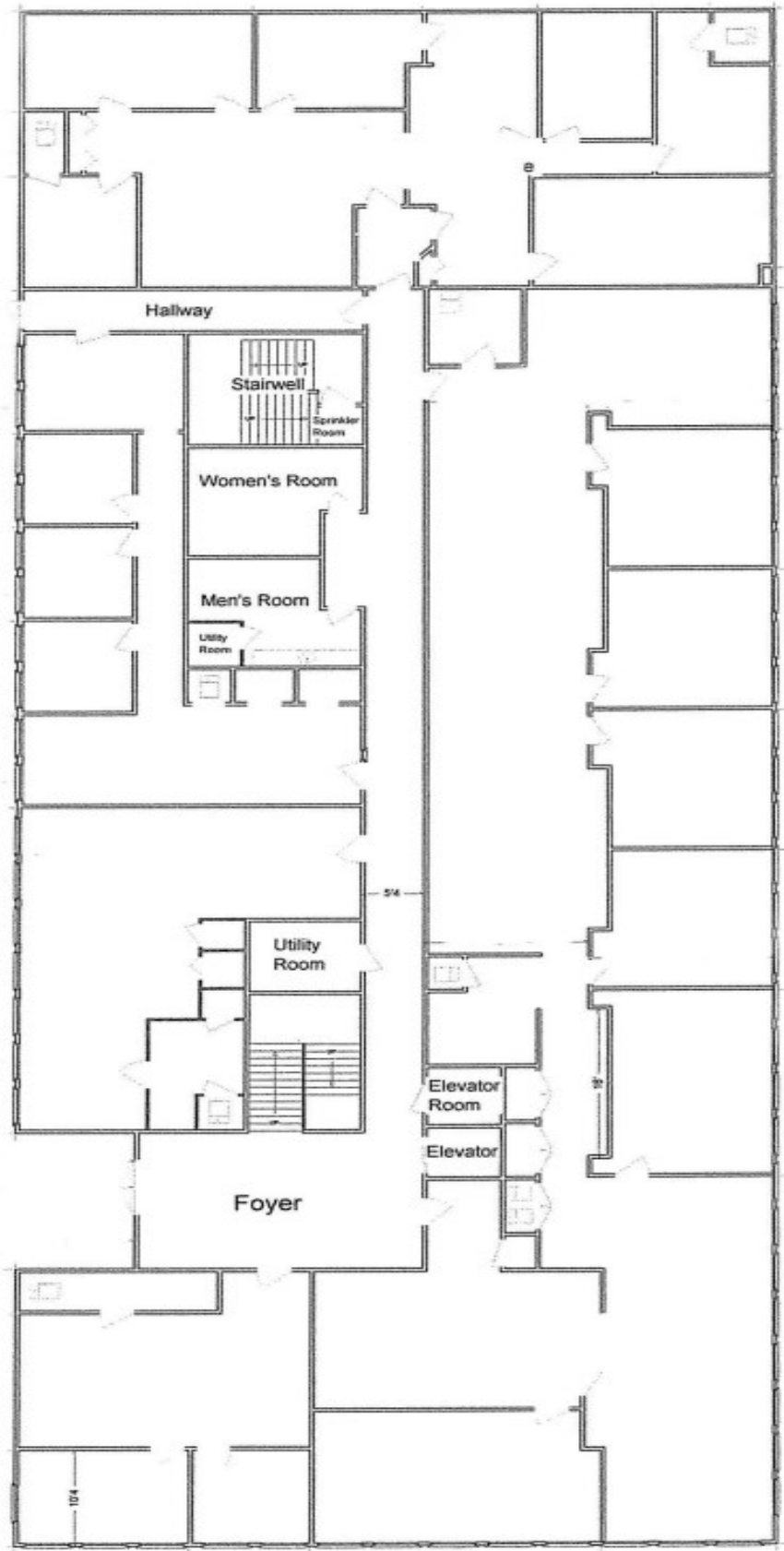
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



# Godin Property Brokers L.L.C.

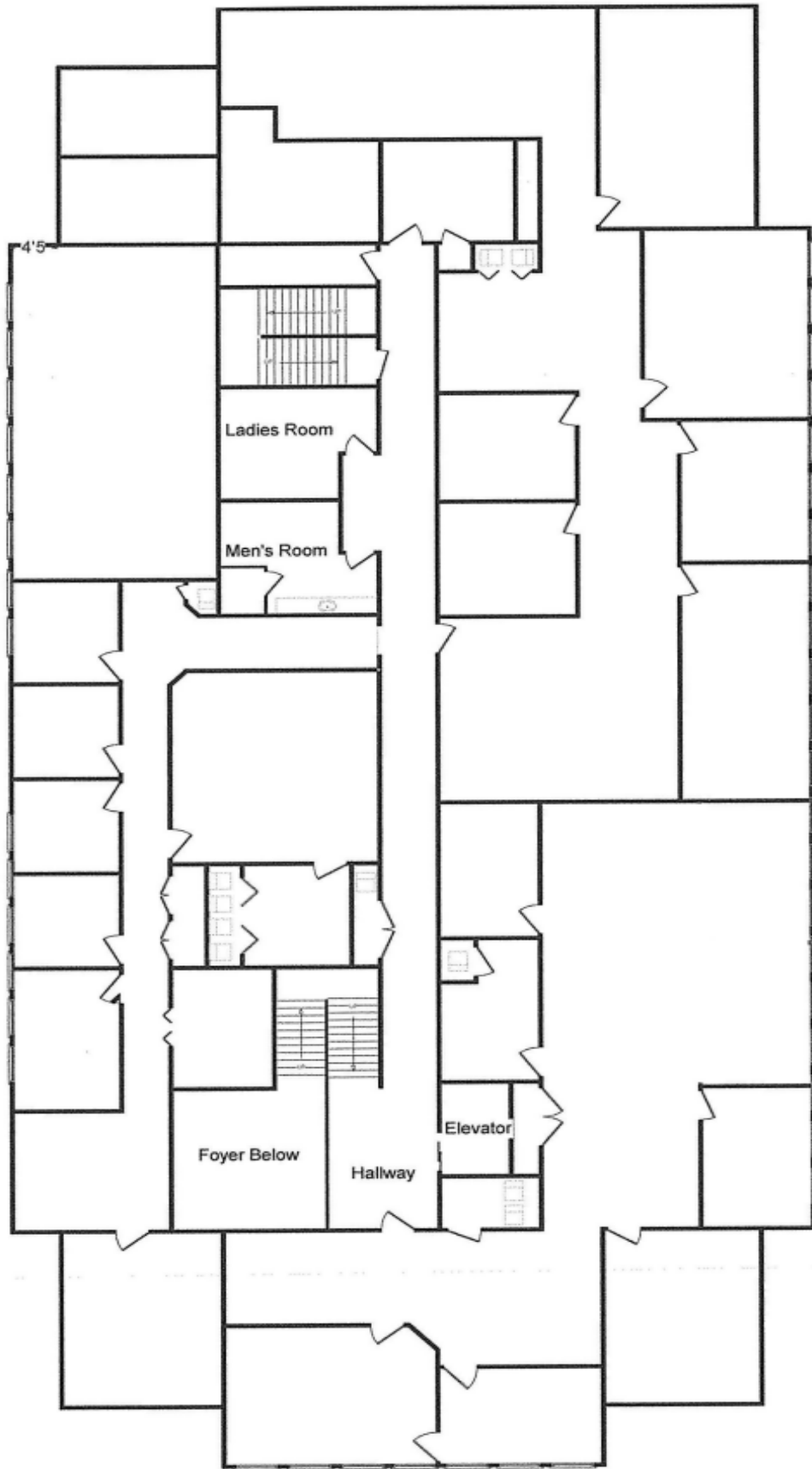
★★★★★ Commercial / Industrial





Heritage Office Building / First Floor  
not to scale

Approximate Finish



Heritage Office Building /Second Floor

Approximate Finish



# Town of Southbury Connecticut - Assessment Parcel Map



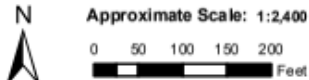
Parcel: 28-70-5

Location: 574 HERITAGE ROAD



SEE SHEET 26

MAP 2275  
MAP 3397



Map Produced: April 2026

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Southbury and its mapping contractors assume no legal responsibility for the information contained herein.