

FOR SALE/LEASE

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**1449 Old Waterbury Rd
Suite 307
Southbury, CT 06488**

800 +/- S/F

**Well Appointed Professional Office Condo in
Convenient Southbury Location Close to I-84**

**Efficient Layout Offers Flexibility for an
Owner-User or Investor**

**Well Maintained Complex with
Financially Sound Association**

Asking \$127,900.00 or \$1,500 Gross + Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS 1449 Old Waterbury Road, Suite 307

CITY, STATE Southbury, CT 06488

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	800 +/-	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	
Avail S/F	800 +/-	Type of Heat	FHA
Ext. Construction	Vinyl siding	OTHER	
Ceiling Height	10'	Acres	
Roof	Arch shingle	Zoning	M-2
Date Built	2006	Parking	Plenty on Site

TAXES

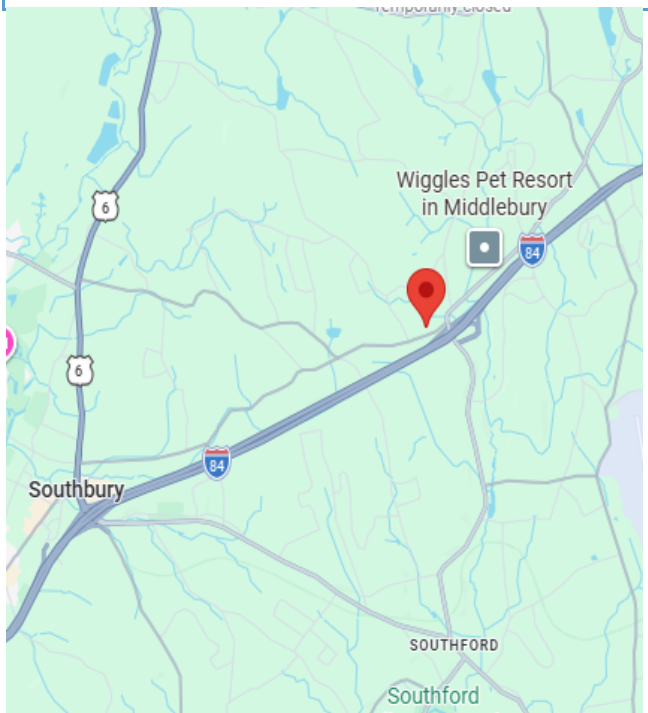
Assessment	\$79,070.00
Appraisal	\$112,960.00
Mill Rate	24.2
Taxes	\$1,913.50

UTILITIES

Sewer	Septic
Water	City
Gas/Oil	Gas
Electrical	

TERMS

Sale	\$127,900.00
Lease	\$1,500/mo Gross + Utilities
Condo Fees	\$440.00/mo



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