

FOR LEASE

1481 Southford Road, Southbury, CT 06488

MATTHEWS COMMERCIAL PROPERTIES



- Former Beauty Salon
- Excellent Ground Floor Retail Location
- Unit 7 - 800 SF+/-
- New HVAC
- Join Southford Package Store, Southford Pizza, Daisy Nails & Spa

ASKING: \$1,200 per month plus Nets of \$195.00 per month

**EXCLUSIVELY LISTED BY:
GERRY MATTHEWS**

matthewscre@gmail.com / 203.753.5800

**MATTHEWS COMMERCIAL PROPERTIES
819 Straits Tpke, Suite 3B, Middlebury, CT 06762
matthewscommercial.com**

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BUILDING INFO

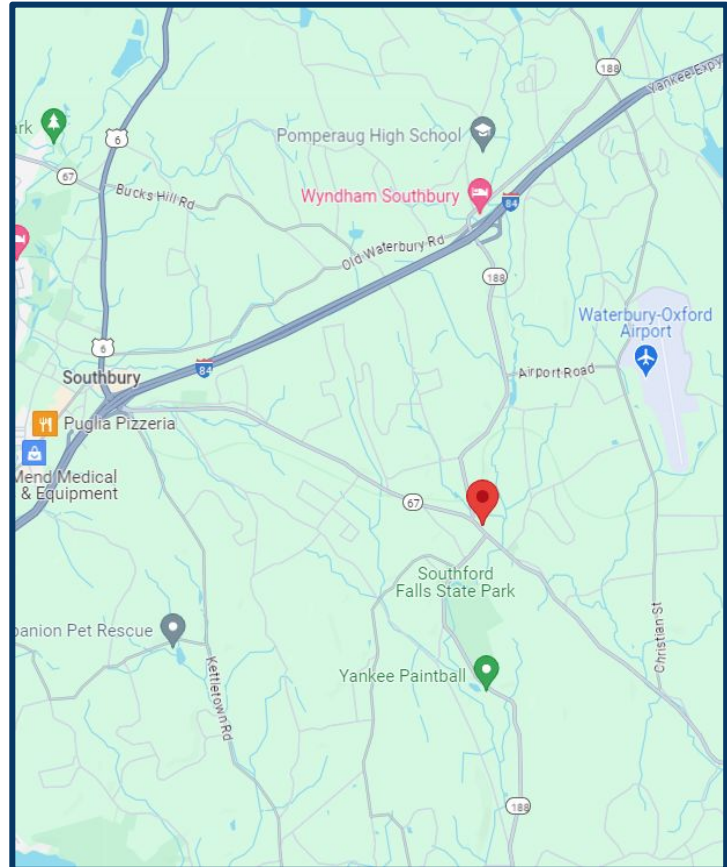
Total Available SF	800+/-
Number of Floors (2)	Ground Floor
Ceiling Height	8'
Roof	Asphalt Shingle
Exterior Construction	Clapboard
Parking	Excellent
Zoning	Commercial B1B

MECHANICALS & UTILITIES

Electric	Eversource
Sewer	Septic
Water	Well (Tested Quarterly)
Air Conditioning	Yes - NEW
Type of Heat	Electric - NEW

TERMS

Lease Rate	\$1,200.00 per month
CAMS	\$195.00 per month



- This property was formerly used as a Beauty Salon
- Great Signage
- Great Parking

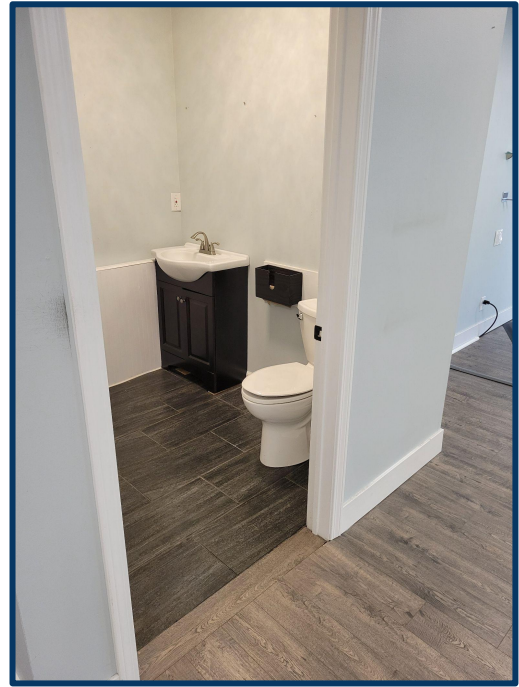
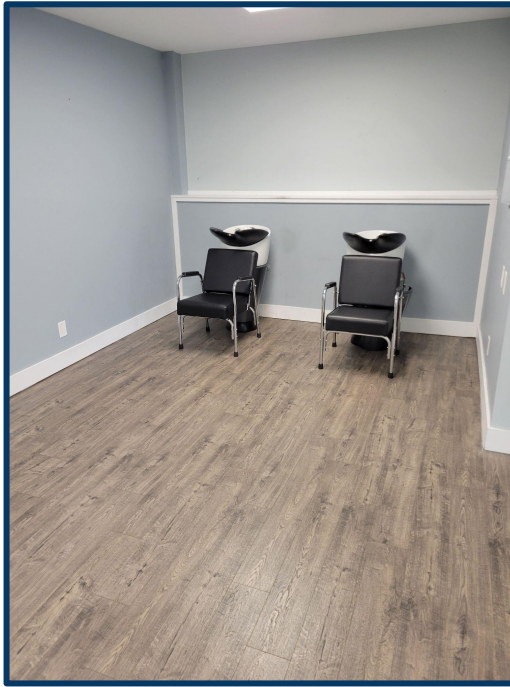
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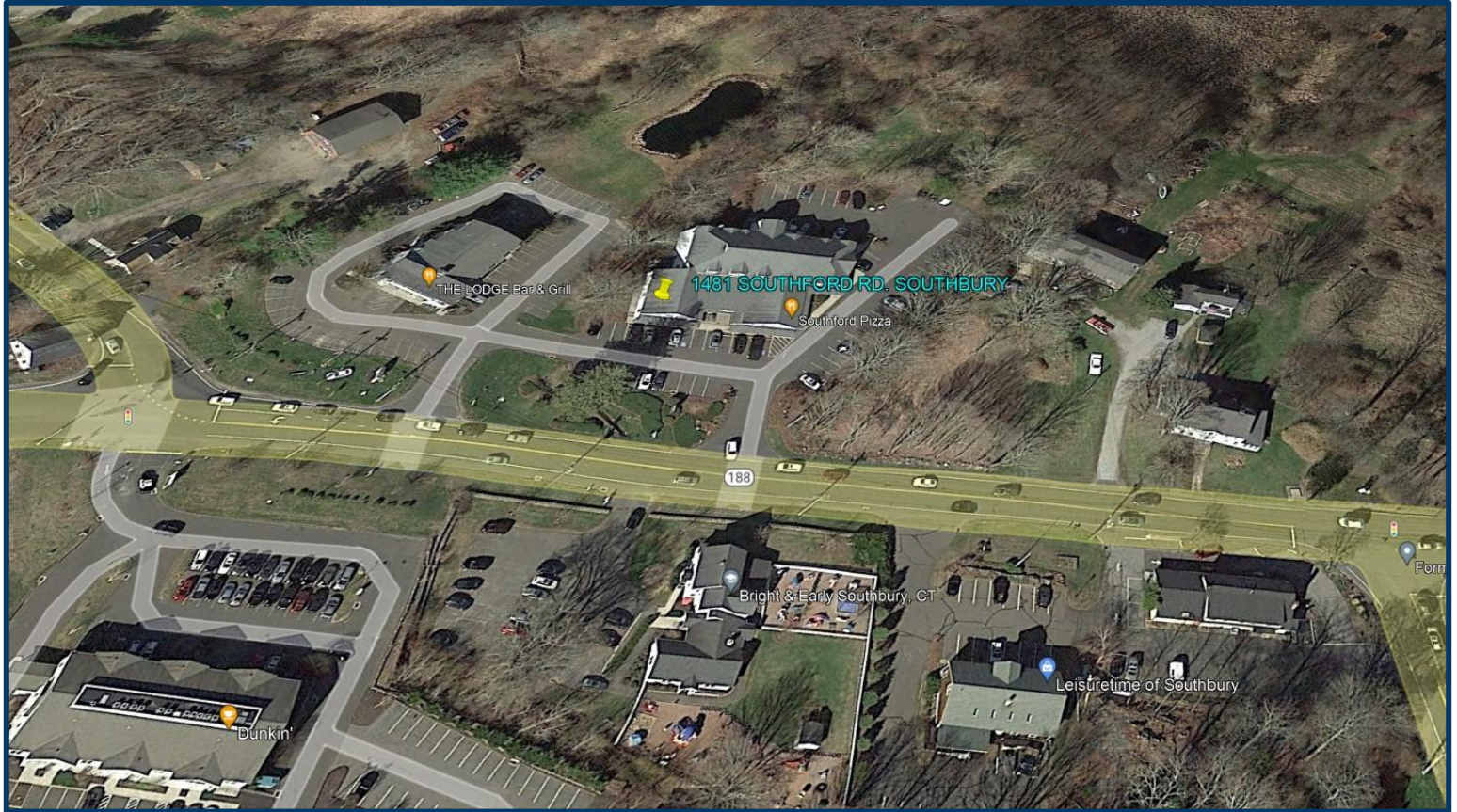
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