

# FOR SALE/LEASE



- +/- 6,663 S/F fully finished medical Condominium unit
- Extensive build out and open floor plan allows for multiple practice operations in one large space
- Close proximity to both Waterbury and St. Mary's hospital
- Convenient to Waterbury Central Business District
- 1/2 mile to Route 8 and I-84
- Ground floor location offers easy access and close parking

**Offered at: \$695,000.00**

**Lease rate: \$22.00 Gross plus utilities**

# PROPERTY DATA FORM

|                         |                           |
|-------------------------|---------------------------|
| <b>PROPERTY ADDRESS</b> | 60 Westwood Ave Suite 100 |
| <b>CITY, STATE</b>      | Waterbury, CT 06708       |

| <b>BUILDING INFO</b> |           | <b>MECHANICAL EQUIP.</b> |                           |
|----------------------|-----------|--------------------------|---------------------------|
| Avail S/F            | +/- 6,663 | Air Conditioning         |                           |
| Number of floors     | 1         | Sprinkler / Type         |                           |
| <b>UTILITIES</b>     |           | Type of Heat             |                           |
| Sewer                | City      | <b>TAXES</b>             |                           |
| Water                | City      | Mill Rate                | 60.21                     |
| Gas                  |           | Taxes                    | \$31,448.96               |
| Electrical           |           | <b>TERMS</b>             |                           |
|                      |           | Sale price               | \$695,000.00              |
|                      |           | Lease rate               | \$22.00 Gross + utilities |



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