

# FOR SALE

649 Watertown Ave  
Waterbury, CT



**Investment Property / 2 tenants**  
**2,754 S/F Mixed Use Building**  
**Restaurant / Apartment building**  
**Located on busy Watertown Ave**  
**Cache Cafe on first floor available for sale \$45,000.00**

**Building asking price: \$235,000.00 Excluding bar**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		649 Watertown Ave	
<b>CITY, STATE</b>		Waterbury, CT	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,754	Air Conditioning	Wall units
Number of floors	2	Sprinkler / Type	
Avail S/F	2,754	Type of Heat	Electric
		<b>OTHER</b>	
		Acres	.17
Ext. Construction	Vinyl Siding	Zoning	
Ceiling Height		Parking	Ample
Roof		State Route / Distance To...	
Date Built	1900	<b>TAXES</b>	
		Assessment	\$118,300.00
		Mill Rate	60.21
		Taxes	\$7,122.84
		<b>TERMS</b>	
		Sale asking	\$235,000.00
<b>UTILITIES</b>			
Sewer	City		
Water	City		
Gas	Eversource		
Electrical			



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.



