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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

# FOR SALE

**115 South Main Street  
Waterbury, CT 06702**



**22,850 S/F Office/ Retail Building**

**Ideal for downtown owners/developers**

**Visible downtown location with easy access to I-84**

**Close proximity to UCONN & The Palace Theatre**

**Walking distance to restaurants / banks & public services**

**Ample Parking**

**Priced to sell**

**Asking Price \$950,000.00**

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

PROPERTY ADDRESS	115 South Main Street
CITY, STATE	Waterbury, CT 06702

## BUILDING INFO      MECHANICAL EQUIP.

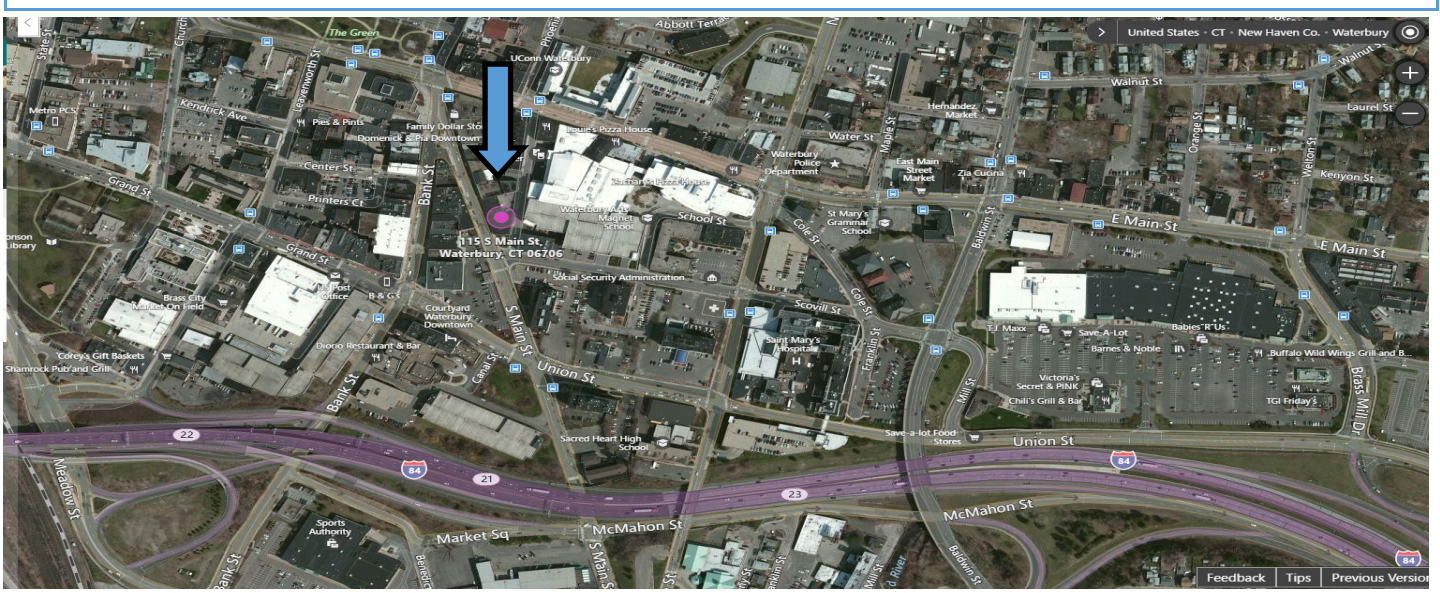
Total S/F	22,850	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	No
Avail S/F	7,800 +/-	Type of Heat	Gas F/A
Will subdivide to	N/A	<b>TAXES</b>	
Office Space	22,850	Assessment	\$609,040
Ext. Construction	Block & Granite	Mill Rate	60.21
Int. Construction		Taxes	\$36,670.30

## OTHER

Roof	Flat	Total Acres	.38
Date Built	1979	Zoning	CBD
<b>UTILITIES</b>		Parking	
Sewer	City	Interstate	I-84
Water	City	Distance to	Immediate
Gas	Yes	State Route	RTE 8
Electrical	1000 Amp 3 P / 4 v	Distance to	1 Mile

## TERMS

Sale Price      \$950,000.00



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