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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/ LEASE

**207 Bank Street Unit 3A & 3B
Waterbury, CT 06702**



Buckingham Square

Office Suites from 1,000 - 7,800 S/F in this hotel, retail and office complex located in Historic downtown Waterbury next to I 84 and RTE 8

Covered parking with security guard

Walking distance to restaurants/ banks & public services

Lease Price: \$12.00 PSF Gross + Utilities

Sale Price \$390,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS 207 Bank Street Unit 3A & 3B

CITY, STATE Waterbury, CT 06702

BUILDING INFO MECHANICAL EQUIP.

Total S/F	7,800	Air Conditioning	Central
Number of floors	4	Sprinkler / Type	No
Avail S/F	7,800 +/-	Type of Heat	Gas heat pump
Will subdivide to	1,000	TAXES	3A 3B
Office Space	7,800	Assessment	83,020 87,570
Ext. Construction	Brick	Mill Rate	58.77 58.77
Int. Construction		Taxes	\$4,833 \$5,098

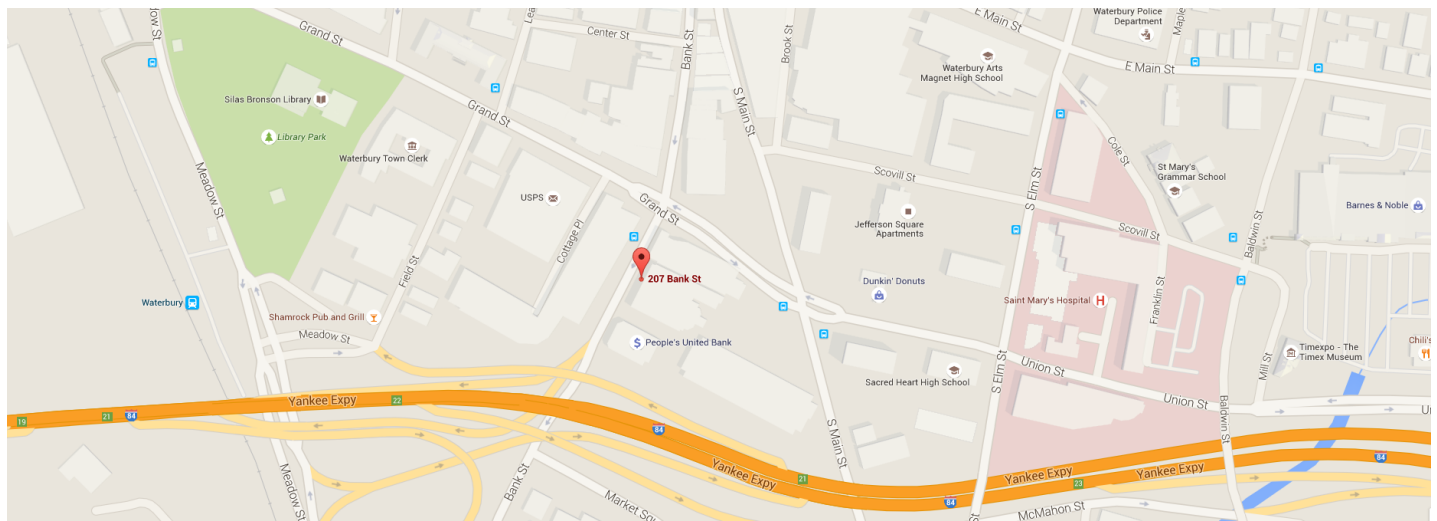
Ceiling Height OTHER

Roof		Total Acres	Condo
Date Built	1910	Zoning	CBD
UTILITIES		Parking	Available Garage

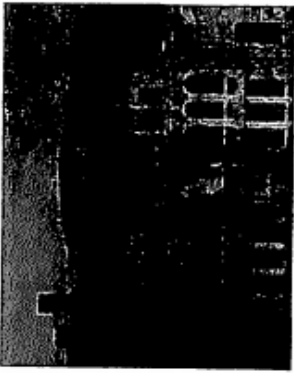
Sewer	City	Interstate	I-84
Water	City	Distance to	Immediate
Gas	Yes	State Route	RTE 8
Electrical		Distance to	1/2 Mile

TERMS

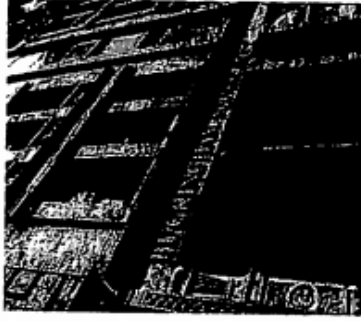
Sale Price	\$390,000.00
Lease Rate	\$12 Gross + Utilities + parking



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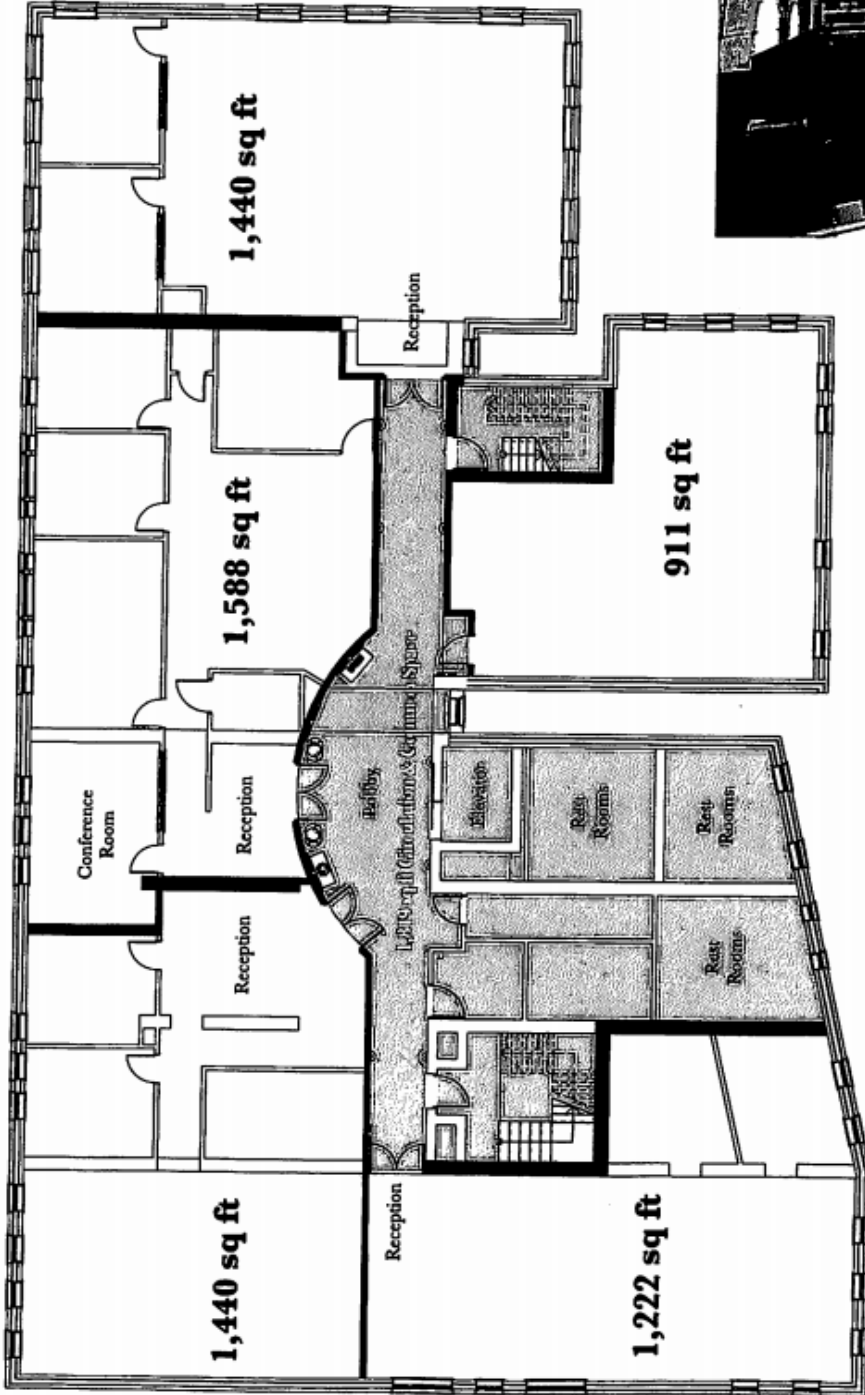
Exterior View - Painting



3rd Floor Corridor - Conceptual

PREPARED BY CASSIDY ARCHITECTURE, LLC

www.cassidyarchitecture.com



3rd Floor Plan

Conceptual Division of Spaces

Buckingham Square
207 - 231 Bank Street Waterbury, CT
 Member - National Trust of Historic Places
 Interested parties call (203) 756-8961