

# FOR SALE

**109 Watertown Ave Unit 1  
Waterbury, CT**



**+/- 2,280 S/F**

**Professional or Medical Office Condo**

**Ideal location with ample onsite parking**

**In close proximity to Waterbury Hospital and  
all major highways**

**Current long term tenant on month to month**

**Owner/ User or Investment**

**Priced to sell: \$120,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		109 Watertown Ave Unit 1	
<b>CITY, STATE</b>		Waterbury, CT	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,280	Air Conditioning	
Number of floors	2	Sprinkler / Type	Electric heat pump
Avail S/F	2,280	Type of Heat	
Office space	Yes	<b>OTHER</b>	
Ext. Construction	Brick	Condo fees	\$8,000 per year
Ceiling Height	8.5'	Zoning	RM
Roof		Parking	Ample
Date Built	1970	State Route / Distance To...	
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	City	Assessment	\$166,780.00
Water	City	Appraisal	\$238,260.00
Gas	Yankee Gas	Mill Rate	60.21
Electrical		Taxes	\$10,300.00
		<b>TERMS</b>	
		Sale	\$120,000.00



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