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FOR SALE

109 Watertown Ave Unit 1 Waterbury, CT

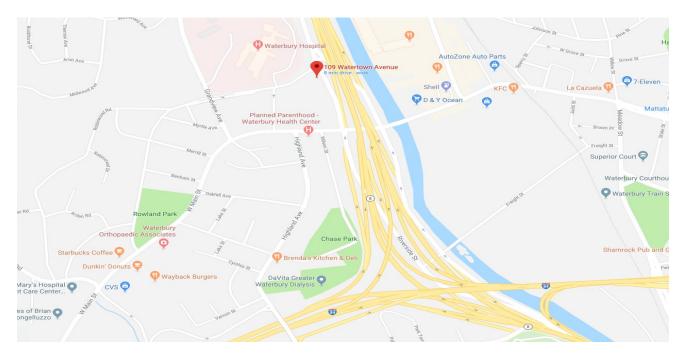


+/- 2,280 S/F

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

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		109 Watertown Ave Unit 1	
CITY, STATE V		Waterbury, CT	
BUILDING INFO		MECHANICAL EQ	QUIP.
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	OTHER	
		Condo fees	\$8,000 per year
Ext. Construction	Brick	Zoning	RM
Ceiling Height	8.5'	Parking	Ample
Roof		State Route / Distanc	е То
Date Built	1970	TAXES	
		Assessment	\$166,780.00
UTILITIES		Appraisal	\$238,260.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$10,300.00
Gas	Yankee Gas	TERMS	
Electrical		Sale	\$120,000.00



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