Godin Property Brokers LLC

★★★★★ Commercial / Industrial

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FOR SALE/LEASE

117 Benedict Street

Waterbury, CT 06706

21,885 S/F

Industrial Warehouse Building

IG Zoning

Located next to Home Depot and PetSmart

Easy access to I-84 and Route 8

New Roof, Newer HVAC, New Gas Heat Blowers

Sale Price: $325,000.00

Lease Price: $2.00 PSF + NNN

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	117 Benedict Street
CITY, STATE	Waterbury, CT 06706

BUILDING INFO

Total S/F	21,885 S/F
Number of floors	3
Avail S/F	21.885 S/F
Office Space	2,500 S/F
Avail Docks	1
Avail Overhead Doors	1
Ceiling Height	12’
Ext. Construction	Brick
Date Built	1950

UTILITIES

Sewer	City
Water	City
Gas	Yes
Electrical	200 Amps

MECHANICAL EQUIP.

Air Conditioning	Central in Office
Sprinkler / Type	Yes
Type of Heat	Gas

OTHER

Acres	0.72
Zoning	IG
Parking	Ample
State Route / Distance To…	I84/ 0.5 miles

TAXES

Assessment	$247,910.00
Mill Rate	60.21
Taxes	$14,926.66

TERMS

Sale Price	$325,000.00
Lease Price	$2.00 PSF + NNN

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