

Godin  **Property
Brokers** LLC



Commercial / Industrial

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE

115 South Main Street
Waterbury, CT 06702

MAJOR PRICE REDUCTION



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 Theater

Walking distance to restaurants / banks & public services

Ample Parking

Priced to sell

Asking Price ~~\$850,000.00~~ \$650,000.00

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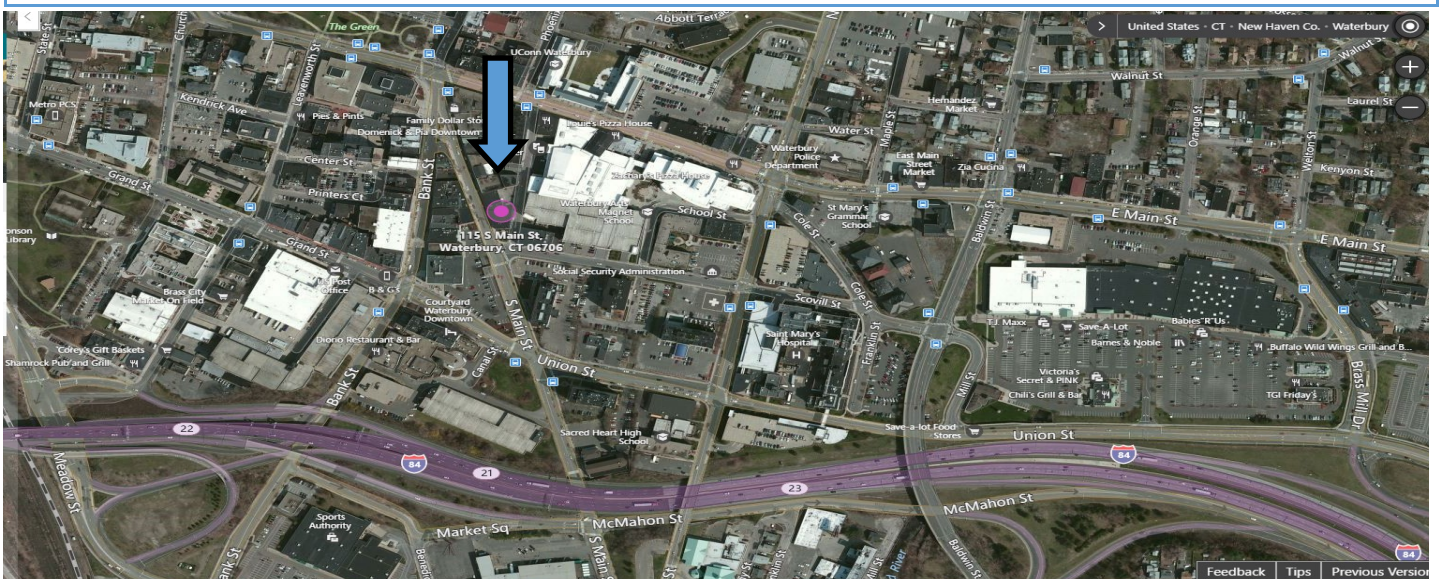
Total S/F	22,850	Air Conditioning	Central
Number of floors	3	Sprinkler / Type	No
Avail S/F	7,800 +/-	Type of Heat	Gas F/A
Will subdivide to	N/A	TAXES	
Office Space	22,850	Assessment	\$609,040
Ext. Construction	Block & Granite	Mill Rate	60.21
Int. Construction		Taxes	\$36,670.30

Ceiling Height		OTHER	
Roof	Flat	Total Acres	.38
Date Built	1979	Zoning	CBD

UTILITIES			
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 \$650,000.00



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