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FOR SALE

95 North Main Street
Waterbury, CT 06702

MAJOR PRICE REDUCTION



18,630 S/F Office/ Retail Building

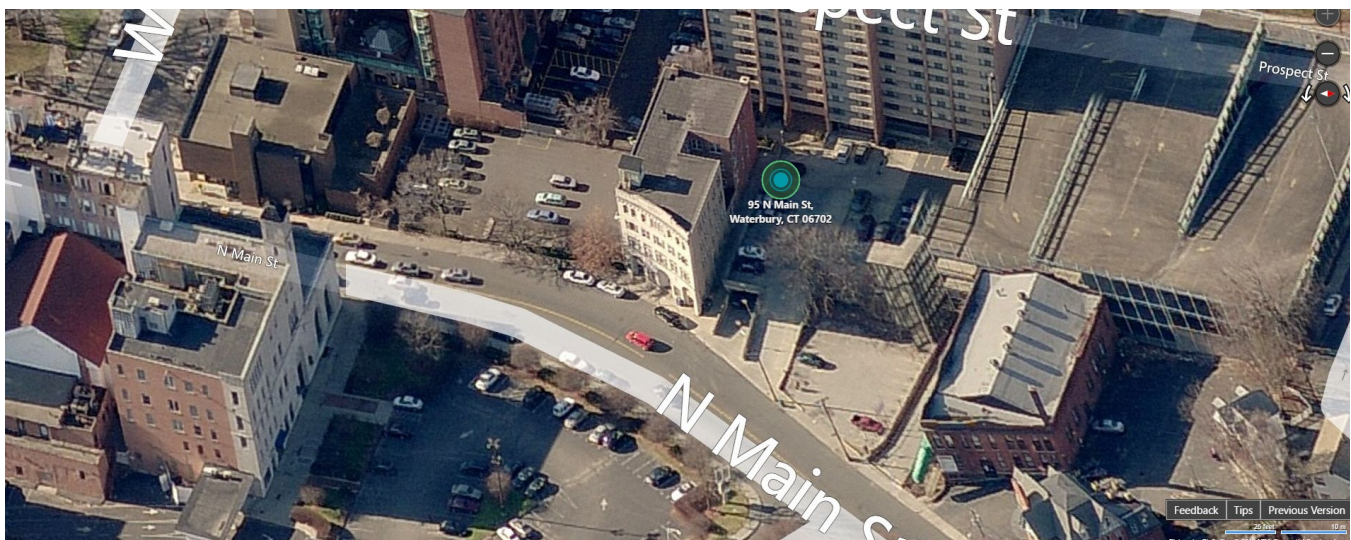
**Four Floors/ Elevator on busy North Main Street
Ideal for downtown owners/developers
Visible downtown location with easy access to I-84
Walking distance to restaurants/ banks & public services**

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		95 North Main Street	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	18,630 +/-	Air Conditioning	Central
Number of floors	4	Sprinkler / Type	No
Avail S/F	18,630	Type of Heat	Gas
Will subdivide to	N/A	TAXES	
Office Space	18,630	Assessment	\$455,000
Ext. Construction	Brick	Mill Rate	60.21
Int. Construction		Taxes	\$27,850.55
Ceiling Height		OTHER	
Roof		Total Acres	.34
Date Built	1910	Zoning	CBD
UTILITIES		Parking	
Sewer	City	Interstate	I-84
Water	City	Distance to	Immediate
Gas	Yes	State Route	RTE 8
Electrical		Distance to	2 Miles
		TERMS	
		Sale Price	\$650,000.00



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