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FOR SALE/LEASE

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

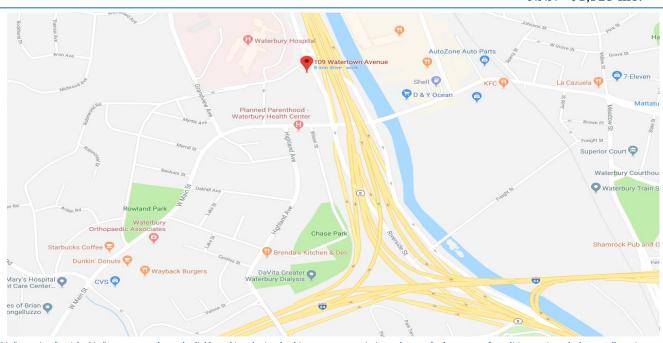
Lease rate: \$1,300.00 per mo. + NNN

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	109 Watertown Ave Unit 1
CITY, STATE	Waterbury, CT

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BUILDING INFO		MECHANICAL EQ	MECHANICAL EQUIP.	
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 / Distance	e 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	
		Lease rate	\$1,300 mo. + NNN	
			NNN = 1,525 mo.	



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