

# 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**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 109 Watertown Ave Unit 1

**CITY, STATE** Waterbury, CT

## BUILDING INFO 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	<b>OTHER</b>	
Ext. Construction	Brick	Condo fees	\$8,000 per year
Ceiling Height	8.5'	Zoning	RM
Roof		Parking	Ample
Date Built	1970	State Route / Distance To...	

## UTILITIES

Sewer City  
 Water City  
 Gas Yankee Gas  
 Electrical

## TAXES

Assessment \$166,780.00  
 Appraisal \$238,260.00  
 Mill Rate 60.21  
 Taxes \$10,300.00

## TERMS

Sale \$120,000.00  
 Lease rate \$1,300 mo. + NNN  
 NNN =\$1,525 mo.



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