

CONTACT: MARY BUCKLEY

Mbuckley.gpb@gmail.com
E-mail: BgodinPB@gmail.com
850 Straits Turnpike Suite 204
Middlebury, CT 06762
www.GodinPropertyBrokers.com

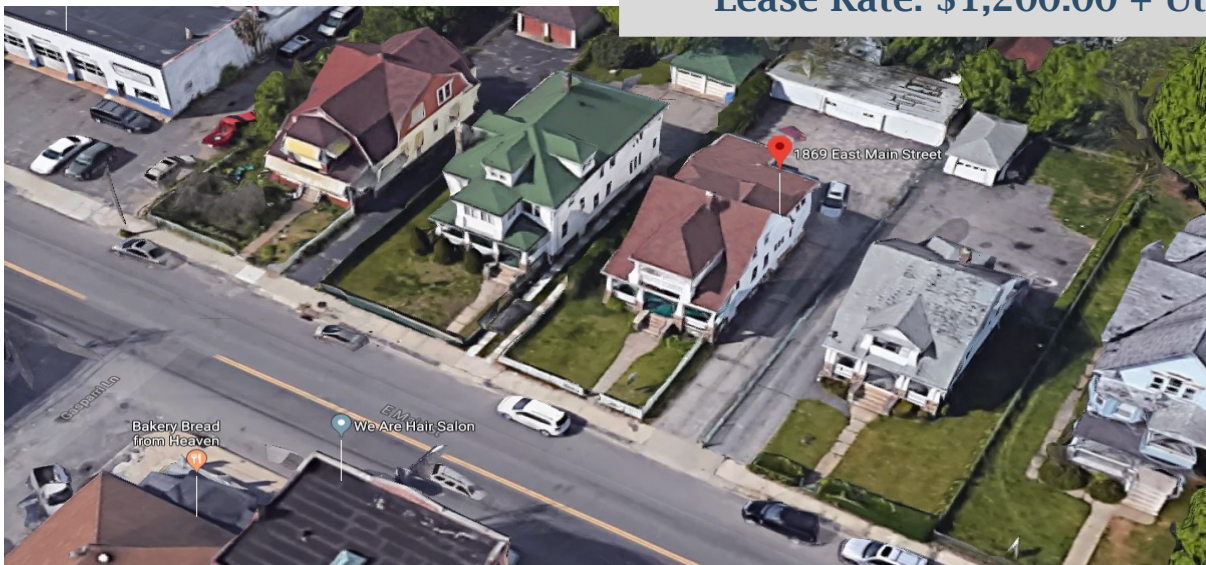
FOR SALE / LEASE



**1869 East Main Street
Waterbury, CT 06705**

**Business for Sale
Well Established Chiropractor Practice
\$60,000.00**

**1,050 +/- 1st Floor Office Space
Currently Chiropractor Office
Lease Rate: \$1,200.00 + Utilities**



Office Space Offers
Waiting Area
Reception Area
Patient Rooms



CONTACT: MARY BUCKLEY
Mbuckley.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

PROPERTY ADDRESS		1869 East Main Street	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,1000 +/-	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	1,050 +/-	Type of Heat	Gas
Ext. Construction		OTHER	
Ceiling Height		Acres	.17
Roof	Asphalt	Zoning	Mix use - Comm.
Date Built	1920	Parking	Ample off Street
		State Route / Distance To...	Route 8/
UTILITIES		TAXES	
Sewer	City	Assessment	\$89,430.00
Water	City	Appraisal	\$127,757.00
Gas	EverSource	Mill Rate	60.21
Electrical		Taxes	\$5,384.00
		TERMS	
		Sale (Business only)	\$60,000.00
		Lease	\$1,200 + Utilities



CONTACT: MARY BUCKLEY
 Mbuckley.gpb@gmail.com
 www.GodinPropertyBrokers.com

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.