

FOR SALE

649 Watertown Ave
Waterbury, CT



Investment Property / 2 tenants
2,754 S/F Mixed Use Building
Restaurant / Apartment Building
Located on busy Watertown Ave
Cache Cafe on First Floor Available for Sale \$45,000.00

Building asking price: \$235,000.00 Excluding bar

PROPERTY DATA FORM

| | | | |
|-------------------------|--------------|------------------------------|--------------|
| PROPERTY ADDRESS | | 649 Watertown Ave | |
| CITY, STATE | | Waterbury, CT | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 2,754 | Air Conditioning | Wall units |
| Number of floors | 2 | Sprinkler / Type | |
| Avail S/F | 2,754 | Type of Heat | Electric |
| | | OTHER | |
| | | Acres | .17 |
| Ext. Construction | Vinyl Siding | Zoning | |
| Ceiling Height | | Parking | Ample |
| Roof | | State Route / Distance To... | |
| Date Built | 1900 | TAXES | |
| | | Assessment | \$118,300.00 |
| | | Mill Rate | 60.21 |
| | | Taxes | \$7,122.84 |
| | | TERMS | |
| | | Sale asking | \$235,000.00 |
| UTILITIES | | | |
| Sewer | City | | |
| Water | City | | |
| Gas | Eversource | | |
| Electrical | | | |



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