

CONTACT: MARY BUCKLEY

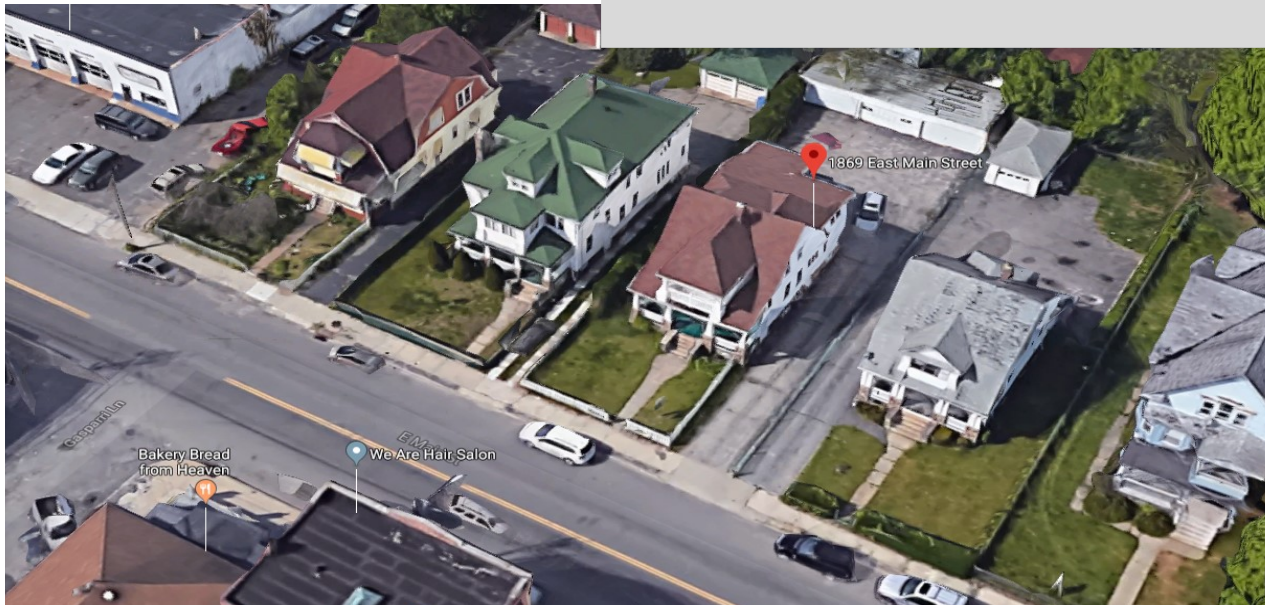
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FOR SALE



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

**2,100 +/- S/F Mixed Use Building
High Traffic Location
1st Floor Office
2nd Floor 2 Bedroom Apartment
Asking: \$149,000.00**



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.

1st Floor Offers:
Office Space /Waiting Area
Reception Area/Patient Rooms
2nd Floor Offers:
Updated 2 Bedroom Apartment



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



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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 | \$149,000.00 |
| | | Sale (Business only) | \$60,000.00 |



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