

FOR SALE

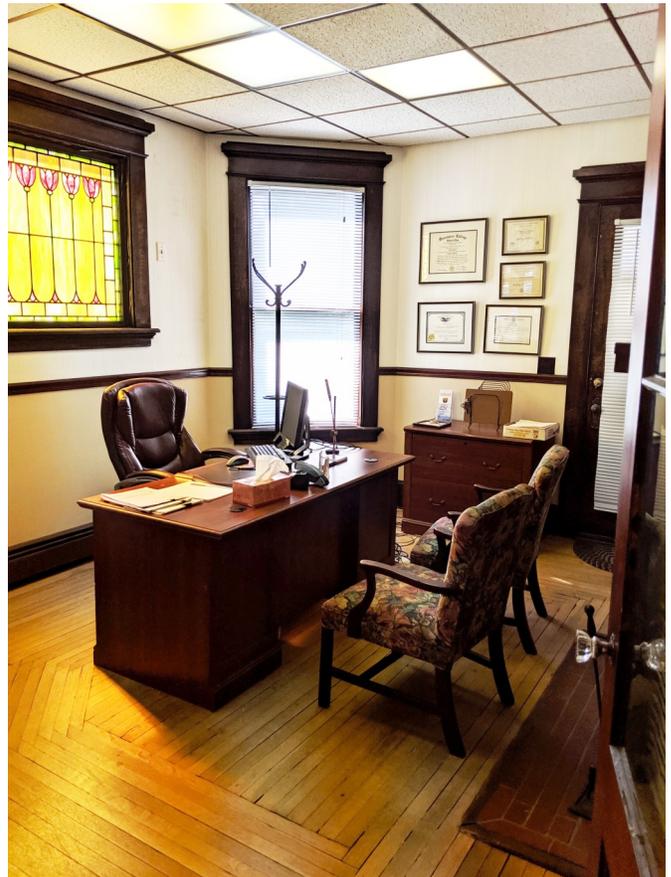


**27 Holmes Ave
Waterbury, CT 06710**

**Professional Office Building
With Immediate Owner Occupancy
and Income Producing Tenants
Walking Distance to Court House and
Downtown
Motivated Seller
Offered at: \$175,000.00**



Three Floors of Professionally Finished & Furnished Offices
Tenants in Place to Share Cost's



CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

| | | | |
|-------------------------|--------------|------------------------------|--------------------------|
| PROPERTY ADDRESS | | 27 Holmes Ave | |
| CITY, STATE | | Waterbury, CT 06710 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 4,444 | Air Conditioning | Central |
| Number of floors | 3 + Basement | Sprinkler / Type | |
| Avail S/F | 2,000 | Type of Heat | Gas |
| Ext. Construction | Wood siding | OTHER | |
| Ceiling Height | 8' | Acres | .16 |
| Roof | New 2015 | Zoning | CBD |
| Date Built | | Parking | On Site |
| Drive in Doors | Garage | State Route / Distance To... | Route 4/10 - I-84/ RTE 8 |
| | | TAXES | |
| | | Assessment | \$131,430.00 |
| | | Appraisal | \$187,759.00 |
| | | Mill Rate | 60.21 |
| | | Taxes | \$7,913.40 |
| UTILITIES | | TERMS | |
| Sewer | City | Sale | \$175,000.00 |
| Water | City | | |
| Gas | EverSource | | |
| Electrical | 200 Amps | | |



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