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# FOR SALE

60 Westwood Ave  
Waterbury, CT 06708



**4,506 +/- S/F Medical Condominium Unit**

**Suites 43,44,45,46 & 47**

**Previous Physical Therapist Office**

**Close proximity to both Waterbury and St. Mary's Hospital**

**Convenient to Waterbury Central Business District**

**1/2 mile to Route 8 and I-84**

**Top Floor location with Outstanding City Views**

**All reasonable offers entertained**

**Priced to Sell: \$190,000.00**

**Priced at \$42.22 PSF**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	<b>60 Westwood Ave</b>
<b>CITY, STATE</b>	<b>Waterbury, CT 06708</b>

## BUILDING INFO      MECHANICAL EQUIP.

Total S/F	4,506 +/-	Air Conditioning	2 Units
Number of floors	2nd Floor	Sprinkler / Type	Yes
Avail S/F	4,506 +/-	Type of Heat	Gas
Usable S/F	4,142 S/F + 8.8% Common	<b>OTHER</b>	
Ceiling Height	10'	Zoning	CO
Roof	Rubber 2011	Parking	Ample
Date built	1987/ 1993		
Exterior construction	Block		

## UTILITIES

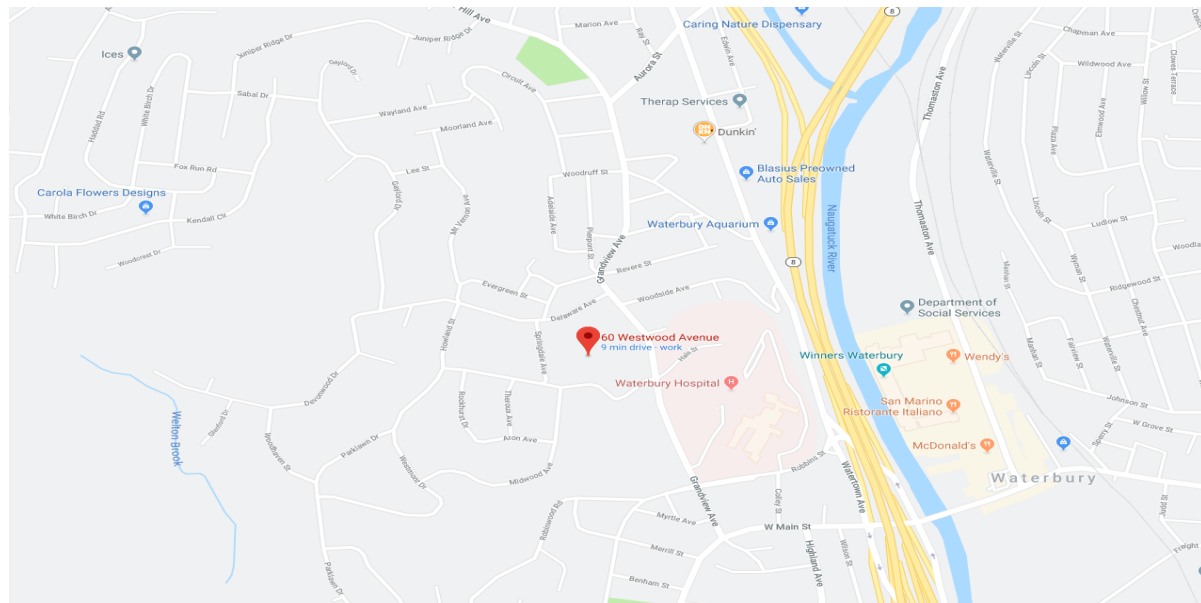
Sewer	City
Water	City
Gas	EverSource
Electrical	

## TAXES

Assessment	\$212,520.00
Mill Rate	60.21
Taxes	\$31,448.96

## TERMS

Sale price	\$199,000.00
Condo fees	\$765.00 per mo.



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