



CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

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

FOR SALE / LEASE

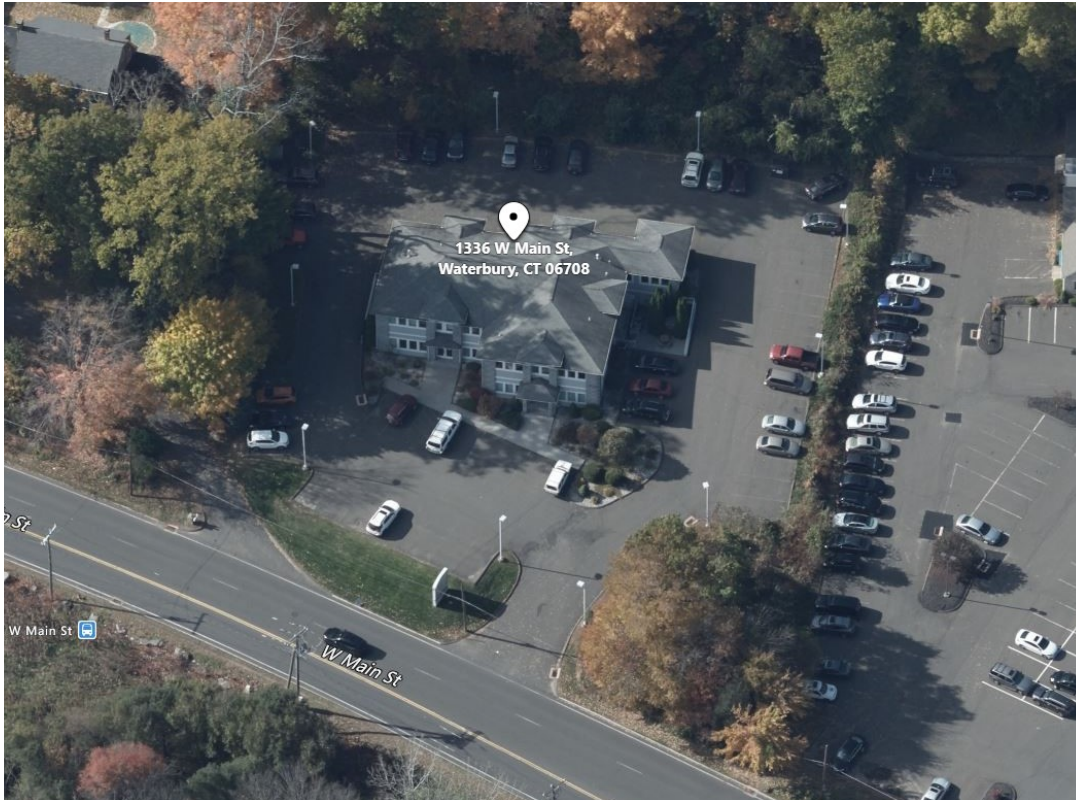


***1336 West Main Street
Waterbury, CT 06708***

**4,900 S/F +/- Beautiful Class A Medical/Professional Office Space
Three Units Most Recently Used As One Office
Highly Visible Location on Busy West Main Street
Ample Parking and Easy Highway Access**

For Sale: \$825,000.00

Lease: \$19 PSF NNN



3 Individual Suites Can Be sold Together or Separately

Unit 1A 1,541 S/F
Assessment: \$147,030.00
Appraisal: \$210,045.00
Mill Rate: 60.21
Taxes: \$8,852.00

Unit 1B 1,947 S/F
Assessment: \$195,770.00
Appraisal: \$265,385.00
Mill Rate: 60.21
Taxes: \$11,185.00

Unit 2A 1,425 S/F
Assessment: \$135,960.00
Appraisal: \$194,234.00
Mill Rate: 60.21
Taxes: \$8,186.00

PROPERTY DATA FORM

PROPERTY ADDRESS		1336 West Main Street	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,913	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	4,913	Type of Heat	Gas F/A
Ext. Construction	Brick/ Stucco	OTHER	
Roof	Asphalt	Acres	
Date Built	2004	Zoning	CO
Ceiling Height		Parking	Ample
		State Route / Distance To...	Route 8/ 84
UTILITIES		TERMS	
	Tenant to Verify		
Sewer	City	Sale	\$825,000.00
Water	City	Lease	\$19 PSF NNN
Gas	EverSource		
Electrical	200 Amps		



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