

FOR SALE/LEASE

**109 Watertown Ave Unit 1
Waterbury, CT**



+/- 2,280 S/F

Professional or Medical Office Condo

Ideal location with ample onsite parking

**In close proximity to Waterbury Hospital and
all major highways**

Current long term tenant on month to month

Owner/ User or Investment

Priced to sell: \$90,000.00

Lease rate: \$1,300.00 per mo. + NNN

PROPERTY DATA FORM

PROPERTY ADDRESS 109 Watertown Ave Unit 1

CITY, STATE Waterbury, CT

BUILDING INFO MECHANICAL EQUIP.

Total S/F	2,280	Air Conditioning	
Number of floors	2	Sprinkler / Type	Electric heat pump
Avail S/F	2,280	Type of Heat	
Office space	Yes	OTHER	
Ext. Construction	Brick	Condo fees	\$8,000 per year
Ceiling Height	8.5'	Zoning	RM
Roof		Parking	Ample
Date Built	1970	State Route / Distance To...	

UTILITIES

Sewer	City
Water	City
Gas	Yankee Gas
Electrical	

TAXES

Assessment	\$166,780.00
Appraisal	\$238,260.00
Mill Rate	60.21
Taxes	\$10,300.00

TERMS

Sale	\$90,000.00
Lease rate	\$1,300 mo. + NNN
	NNN =\$1,525 mo.



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