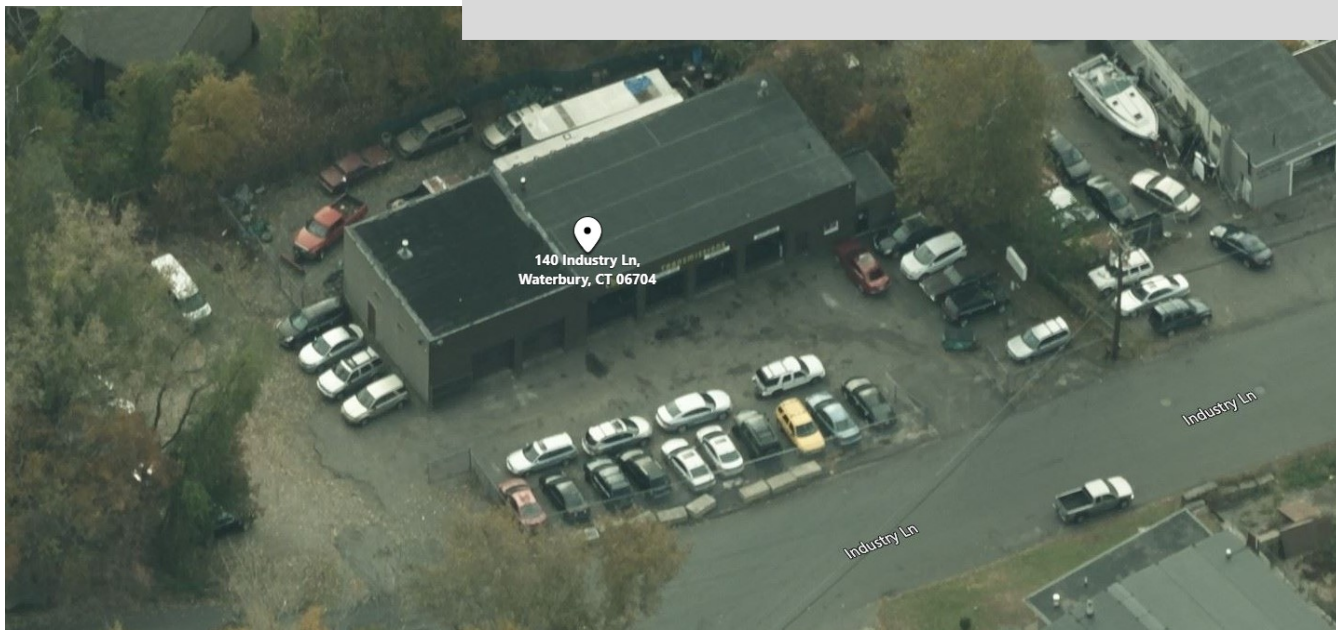


**FOR SALE**



**140 Industry Lane  
Waterbury, CT 06704**

**3,950 S/F Retail/ Auto Repair Shop**  
**Rare Stand Alone Building**  
Currently used by Transmission Shop (50 + years)  
**16' - 18' Ceilings**  
**6 Drive in Doors**  
**priced to Sell: \$224,900.00**  
**Price with Equipment: \$259,900.00**



**City Transmission Equipment List:**

- Automotive Lifts (6)
- Car/ light Truck Lifts (4)
- Heavy Duty Truck Lifts (2)
- Air Compressor (1)
- Transmission Jacks (2)
- Parts Washer Machines (2)
- Parts Wagon (1)
- Waste Oil Furnace (1)
- 275 Gallon Tanks (3)
- Gas Fired Heaters (2)
- Solvent Tank/ Parts Washer with Pump (1)
- 6' Steel Work Benches (5)
- Drill Press (1)
- Accuturn Brake Lathe (1)
- Flywheel Grinder (1)
- 12" Lathe (1)
- 5' High by 5' Wide Metal Shelving (Approx. 50)
- Bench Grinder with Wire Wheels (2)
- Car Pusher (1)
- 40' Trailer for Storage (2)
- Office Equipment– Desk, Fax, Phones etc.

**CONTACT: BRIAN GODIN**

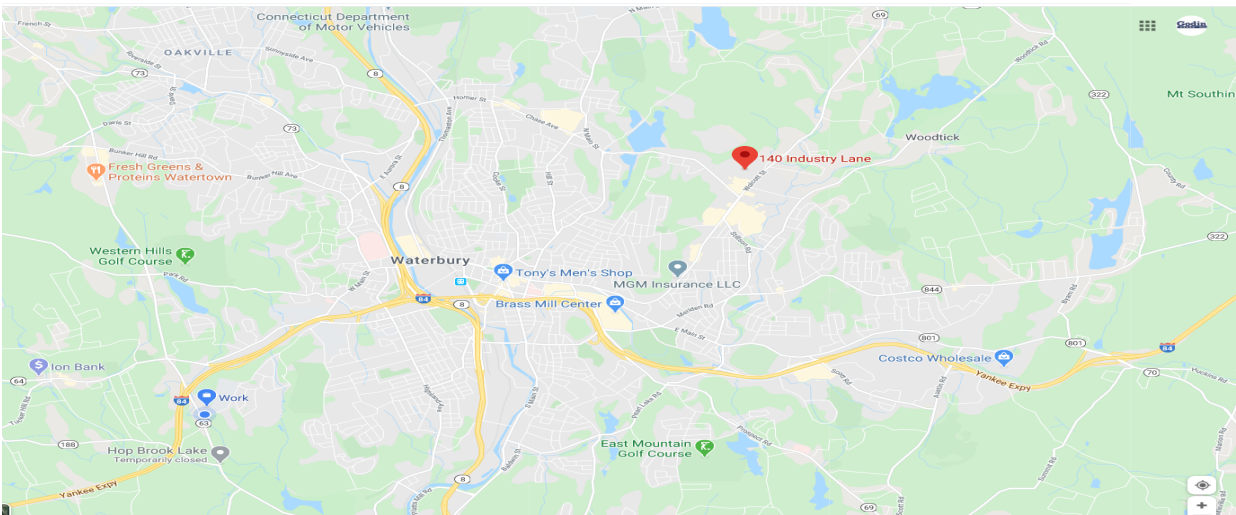
E-mail: [BgodinPB@gmail.com](mailto:BgodinPB@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>140 Industry Lane</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06704</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3,950 +/-	Air Conditioning	Wall Units
Number of floors	1	Sprinkler / Type	
Avail S/F	3,950 +/-	Type of Heat	Waste Oil / Electric
Office Space	350 +/-	<b>OTHER</b>	
Drive in Doors	6	Acres	.37
Ext. Construction	Block	Zoning	CA
Ceiling Height	16' - 18'	Parking	Ample
Roof	Flat	State Route / Distance To...	Route 8/
Date Built	1978	<b>TAXES</b>	
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
Sewer	City	Assessment	\$181,410.00
Water	City	Appraisal	\$259,157.00
Gas	EverSource	Mill Rate	60.21
Electrical	200 Amps	Taxes	\$10,922.70
		<b>TERMS</b>	
		Sale	\$224,900.00
		Price with Equipment	\$259,900.00



**CONTACT: BRIAN GODIN**

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[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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