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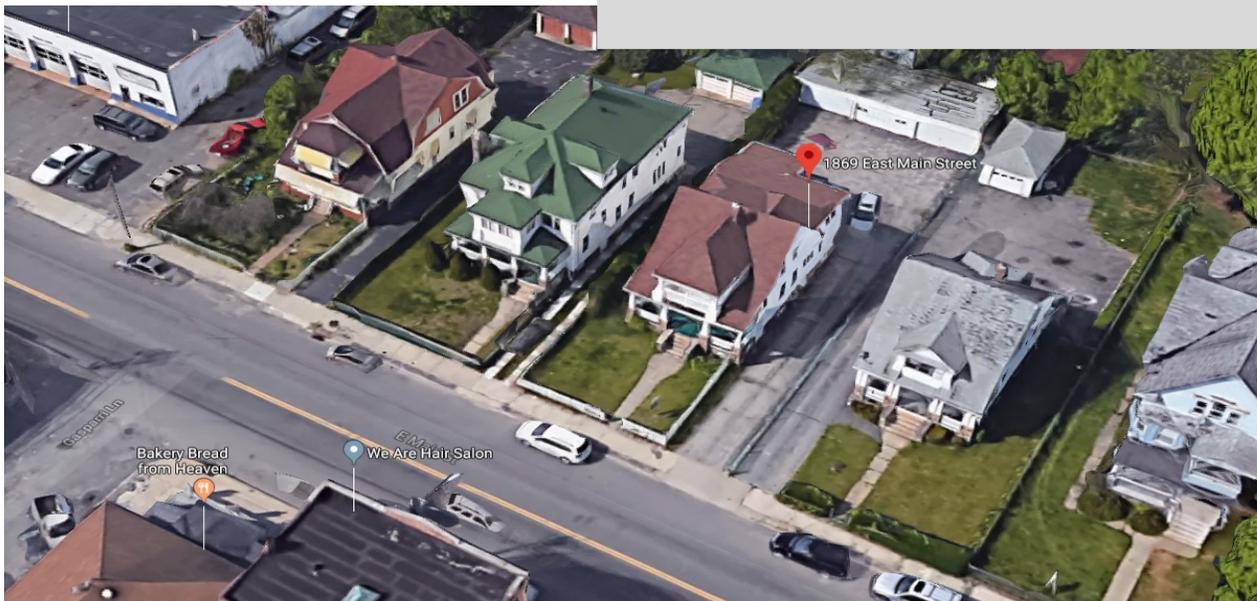
Phone: 203-577-2277 Fax: 203-577-2100

## FOR SALE



**1869 East Main Street  
Waterbury, CT 06705**

**2,100 +/- S/F Mixed Use Building  
High Traffic Location  
1st Floor Office  
2nd Floor 2 Bedroom Apartment  
Asking: \$129,000.00**



**1st Floor Offers:**  
Office Space /Waiting Area  
Reception Area/Patient Rooms  
**2nd Floor Offers:**  
Updated 2 Bedroom Apartment



**Business for Sale**  
Well Established Chiropractor Practice  
**\$60,000.00**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>1869 East Main Street</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06705</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,1000 +/-	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	1,050 +/-	Type of Heat	Gas
Ext. Construction		<b>OTHER</b>	
Ceiling Height		Acres	.17
Roof	Asphalt	Zoning	Mix use - Comm.
Date Built	1920	Parking	Ample off Street
		State Route / Distance To...	Route 8/
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	City	Assessment	\$89,430.00
Water	City	Appraisal	\$127,757.00
Gas	EverSource	Mill Rate	60.21
Electrical		Taxes	\$5,384.00
		<b>TERMS</b>	
		Sale	\$129,000.00
		Sale (Business only)	\$60,000.00



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