

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

FOR SALE

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



4,300 +/- Commercial Mixed Use on .38 Acres
4 Retail Spaces , Garage Space and 2 Potential
Apartments on 2nd floor
High Traffic Area
Easy Access to Highway
Asking: \$250,000.00

*2807 East Main Street
Waterbury, CT 06705*



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

2807 East Main Waterbury, CT				
Income/Lease Details				
Unit	Tenant	Description	Lease / Month	Potential
1	Wiring Funds	500 s/f	5 Year / \$500.00	
2	Barber Shop	500 s/f	1 Year / \$600.00	
	Back Garage / Wilson	400 s/f	Monthly / \$250.00	
3	Home Care	1,000 s/f	5 Year / \$800.00	
4	Bar	1,000 s/f	1 Year / \$900.00	
1	Potential 2 Apartments	1,200 s/f		\$1,500.00
Annual Income			\$36,600.00	\$18,000.00



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PROPERTY DATA FORM

PROPERTY ADDRESS	2807 East Main Street
CITY, STATE	Waterbury, CT 06705

BUILDING INFO

Total S/F	4,391 +/-
Number of floors	2
1st floor	
2nd floor	3,200 +/-
Drive in Doors	1
Ext. Construction	Brick, Solid
Ceiling Height	9'
Roof	Newer
Date Built	1955

MECHANICAL EQUIP.

Air Conditioning	C/A
Sprinkler / Type	
Type of Heat	W / Air Gas
OTHER	
Acres	.14
Zoning	Retail
Parking	Ample
State Route / Distance To...	I-84

UTILITIES

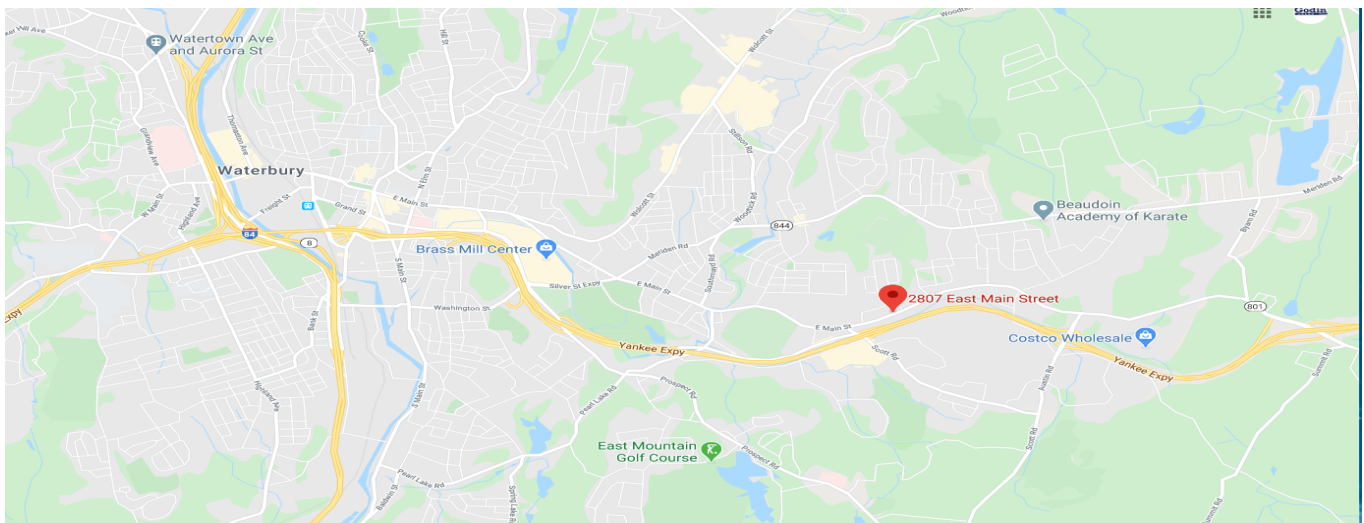
	Tenant/Buyer to Verify
Sewer	City
Water	City
Gas	EverSource
Electrical	EverSource

TAXES

Assessment	\$117,320.00
Appraisal	\$167,603.00
Mill Rate	60.21
Taxes	\$7,063.83

TERMS

Sale	\$250,000.00
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