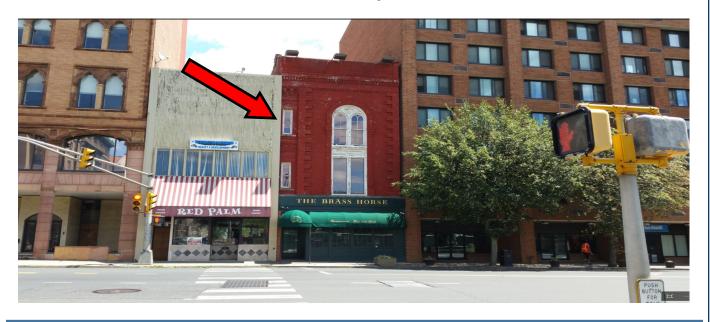


contact: BRIAN GODIN or Mike Grieder

E-mail: Bgodinpb@gmail.com mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 204

FOR SALE/LEASE

26 North Main Street Waterbury, CT



Attention Restaurant Entrepreneurs

7,510 +/- S/F

Turn- key Operation on the Green Highly Visible Downtown Location

Footsteps from The Palace Theater, UCONN campus and multiple State and Municipal buildings

Sale price: \$419,000.00

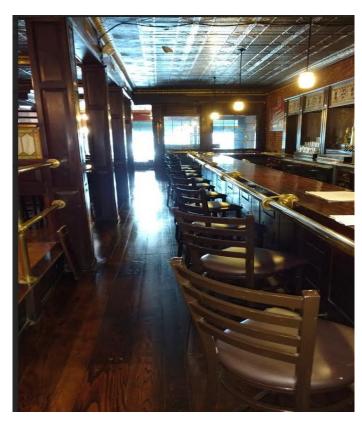
Lease Rate: \$3,000 / mo. + NNN + Utilities

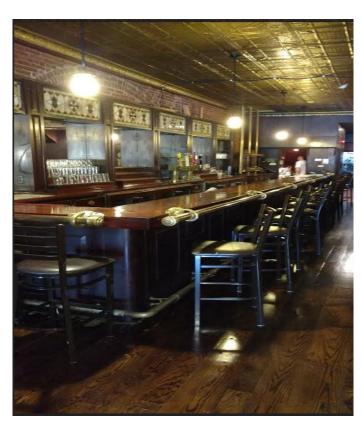
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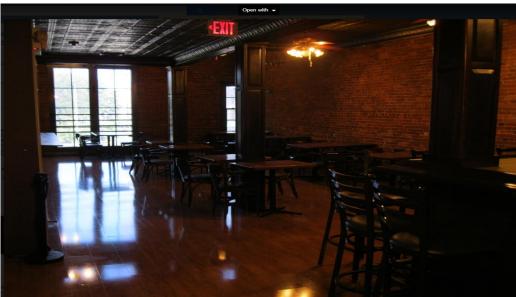
PROPERTY DATA FORM

PROPERTY ADDRESS	26 North Main Street	
CITY, STATE	Waterbury, CT 06702	

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,510	Air Conditioning	Central (New 2014)
Number of floors	4	Sprinkler / Type	Wet/ basement
Avail S/F	7,510	Type of Heat	Gas hot air
Office space	3rd floor partial	OTHER	
Ceiling Height	10'- 12'	Zoning	CBD
Roof	Rubber	Interstate/ distance to	I84/ 1/4 mile
Ext. Construction	Brick veneer	State Route / Distance to	Route 8/1/4 mile
Int. Construction	Brick	TAXES	
Date Built	1900	Assessment	\$232,510.00
	_	Mill Rate	60.21
UTILITIES		Taxes	\$13,000
Sewer	City		
Water	City	TERMS	
Gas	Yes	Sale price	\$419,000.00
Electrical	600 Amps	Lease rate:	\$3,000 per month + NNN

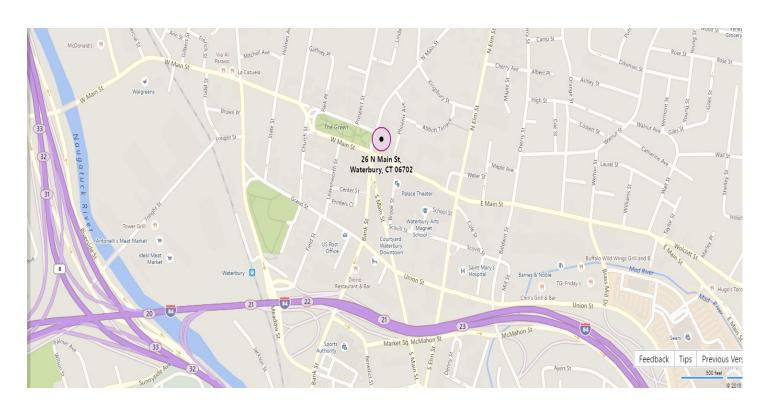












*** *** WATE SACORT 0 No. of Lot, House, はいいます

THE BRASS HORSE RESIBURGAT

BOOMS ASSESS

SOUR SECTIONS TRACK IS LOWEVE OPENS JAMES SAY

ZANSEL NAM STREET
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