

**CONTACT: MARY BUCKLEY**

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**FOR SALE**



*34-40 Monroe Ave  
Waterbury, CT 06705*

**Live Where You Work!**  
**Residential - Commercial “Package Deal”**  
**Single Family - 3 Bedroom 6 Rooms**  
**Commercial 3,780 +/- S/F**  
**Potential to Switch Back To Garage**  
**Located on Busy Meriden Road With Visible Signage**  
**Asking: \$299,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>34 - 40 Monroe Avenue</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06705</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	4,860	Air Conditioning	
Number of floors		Sprinkler / Type	
Avail S/F	3,780	Type of Heat	
Office Space		<b>OTHER</b>	
Warehouse		Acres	.46
Drive in Doors	Possible 2	Zoning	
Ext. Construction		Parking	Ample
Ceiling Height		State Route / Distance To...	I-84
Roof		<b>TAXES</b>	
Date Built		Assessment	
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	<b>TERMS</b>	
Electrical		Sale	\$299,000.00



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