

FOR SALE

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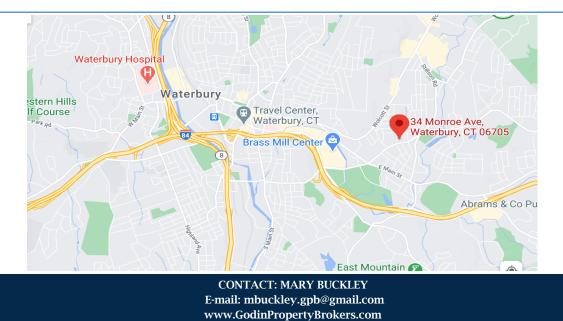


34-40 Monroe Ave Waterbury, CT 06705

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: \$250,000.00

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.

PROPERTY DATA FORM				
PROPERTY ADDRESS34 - 4		0 Monroe Avenue		
CITY, STATE Water		Water	rbury, CT 06705	
BUILDING INFO			MECHANICAL EQUIP.	
Total S/F Number of floors Avail S/F	4,860 3,780		Air Conditioning Sprinkler / Type Type of Heat	-
Office Space Warehouse Drive in Doors			OTHER Acres Zoning	.23
Ext. Construction Ceiling Height			Parking State Route / Distance To	Ample I-84
Roof Date Built			TAXES Assessment	
UTILITIES	Tenant/Buyer to	Verify	Appraisal	
Sewer	City		Mill Rate	60.21
Water Gas	City EverSource		Taxes TERMS	\$12,353.88
Electrical			Sale	\$250,000.00



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