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

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: \$250,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		34 - 40 Monroe Avenue	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,860	Air Conditioning	
Number of floors		Sprinkler / Type	
Avail S/F	3,780	Type of Heat	
Office Space		OTHER	
Warehouse		Acres	.23
Drive in Doors		Zoning	
Ext. Construction		Parking	Ample
Ceiling Height		State Route / Distance To...	I-84
Roof		TAXES	
Date Built		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$12,353.88
Gas	EverSource	TERMS	
Electrical		Sale	\$250,000.00



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