

FOR SALE

CONTACT: MARY BUCKLEY

E-mail: mbuckley.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

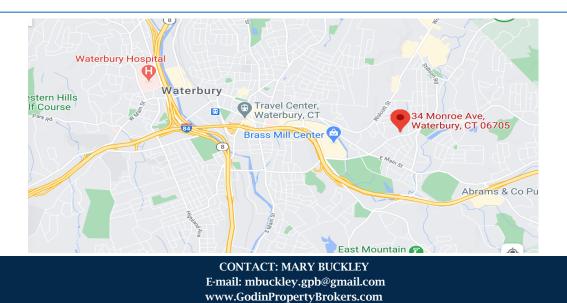


34 Monroe Ave Waterbury, CT 06705

Commercial Building 3,780+/- S/F with Potential 2 Drive-in Doors 2 Floors with Office Space Signage Visible to Busy Meriden Road Ideal for Owner User/ Professional Use Offered at: \$179,900.00

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 ADDRESS		34 Monroe Avenue			
CITY, STATE W		Water	Waterbury, CT 06705		
BUILDING INFO			MECHANICAL EQUIP.		
Total S/F	3,780		Air Conditioning	2nd Floor - C/A	
Number of floors	2		Sprinkler / Type		
Avail S/F	3,780		Type of Heat		
Office Space			OTHER		
Warehouse			Acres	.10	
Drive in Doors	Possible 2		Zoning	CA Mixed Use/ Retail	
Ext. Construction	Concrete Block		Parking	6 Spots	
Ceiling Height			State Route / Distance To	I-84	
Roof			TAXES		
Date Built	1984		Assessment	\$145,120.00	
UTILITIES	Tenant/Buyer to) Verify	Appraisal	\$207,309.00	
Sewer	City		Mill Rate	60.21	
Water	City		Taxes	\$8,737.67	
Gas	EverSource		TERMS		
Electrical			Sale	\$179,900.00	



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.

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