

FOR SALE

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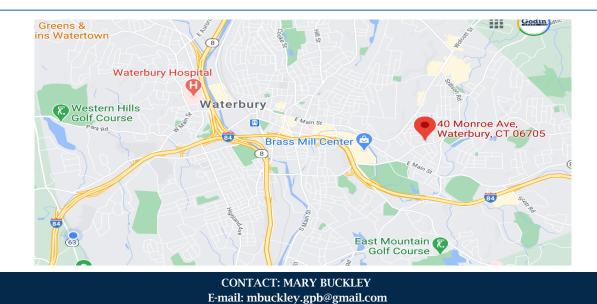


40 Monroe Ave Waterbury, CT 06705

Single Family Cape Style 1,080 S/F +/-3 Beds, 6 Room, Car-Port Adjacent to Commercial Building to Be Sold Separate or Combined "As a Package" Asking: \$90,000.00

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 ADDRESS 40 M		40 Mo	Ionroe Avenue	
CITY, STATE		Waterbury, CT 06705		
BUILDING INFO		MECHANICAL EQUIP.		
Total S/F	1,080		Air Conditioning	None
Number of floors	1.50		Sprinkler / Type	None
Avail S/F	1,080		Type of Heat	
Office Space	None		OTHER	
Warehouse	None		Acres	.13
Drive in Doors	None		Zoning	RL / Residential
Ext. Construction	Aluminum Siding		Parking	Paved
Ceiling Height			State Route / Distance To	I-84
Roof			TAXES	
Date Built	1940		Assessment	\$60,060.00
UTILITIES	Tenant/Buyer to	Verify	Appraisal	\$85,795.00
Sewer	City		Mill Rate	60.21
Water	City		Taxes	\$3,616.21
Gas	EverSource		TERMS	
Electrical			Sale	\$90,000.00



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