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FOR SALE



*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

PROPERTY DATA FORM

PROPERTY ADDRESS		40 Monroe 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		Appraisal	\$85,795.00
	Tenant/Buyer to Verify	Mill Rate	60.21
Sewer	City	Taxes	\$3,616.21
Water	City	TERMS	
Gas	EverSource	Sale	\$90,000.00
Electrical			



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