

FOR SALE / LEASE



***1068 West Main Street
Waterbury, CT 06708***

**6,771 S/F Beautiful Former Church Building
Medical / Professional Office space
Partially Owner Occupied with
Potential to Lease Back
Close Proximity to State Highway
Sale Price \$950,000.00
Lease: \$14 NNN + Utilities**

PROPERTY DATA FORM

| | | | |
|-------------------------|------------|------------------------------|----------------------|
| PROPERTY ADDRESS | | 1068 West Main Street | |
| CITY, STATE | | Waterbury, CT 06708 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 6,771 | Air Conditioning | HVAC |
| Number of floors | 2 | Sprinkler / Type | |
| Avail S/F | 5,000 | Type of Heat | Forced Hot Air |
| Ext. Construction | Brick | OTHER | |
| Ceiling Height | | Acres | .56 |
| Roof | Gable | Zoning | RO |
| Date Built | 1915 | Parking | On Site |
| Drive in Doors | | State Route / Distance To... | 2/10 RT 8 |
| | | TAXES | |
| | | Assessment | \$569,790.00 |
| | | Appraisal | \$813,987.00 |
| | | Mill Rate | 60.21 |
| | | Taxes | \$34,307.06 |
| UTILITIES | | TERMS | |
| Sewer | City | Sale | \$950,000.00 |
| Water | City | Lease | \$14 NNN + Utilities |
| Gas | EverSource | | |
| Electrical | | | |



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Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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