

FOR SALE / LEASE

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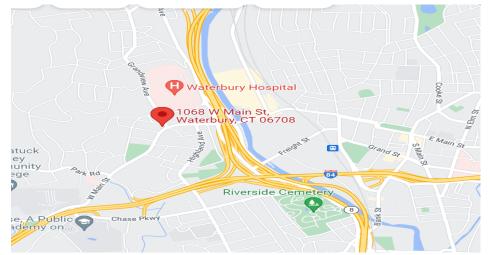


1068 West Main Street Waterbury, CT 06708

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

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



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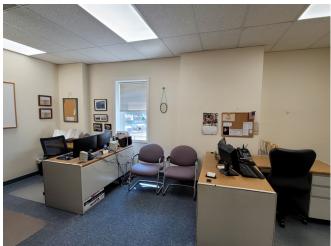


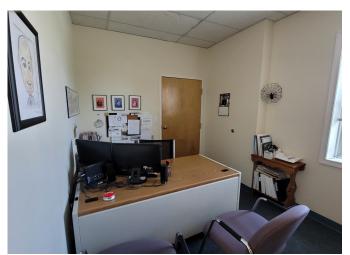












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