

**CONTACT: MICHAEL GRIEDER or
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www.GodinPropertyBrokers.com

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

FOR SALE / LEASE



*171 Grandview Ave
Waterbury, CT 06708*

**1,608 S/F Professional / Medical Office Space
Close Proximity to Waterbury Hospital and
State Route 8 and I-84
Priced to Sell at \$99,000.00
Lease Rate: \$14 PSF NNN**

PROPERTY DATA FORM

PROPERTY ADDRESS	171 Grandview Ave
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,608	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	1,608	Type of Heat	Forced Hot Air
Divisible to		OTHER	
Ext. Construction	Brick / Block	Acres	
Roof	Flat Rubber	Zoning	CO
Ceiling Height		Parking	Plenty On Site
Date Built	1984	State Route / Distance To...	Rte. 8/ I84 - 2/10
		TAXES	
		Appraisal	\$161,352.00
		Assessment	\$112,940.00
		Mill Rate	60.21
		Taxes	\$6,800.00
		TERMS	
		Lease Rate	\$14 PSF NNN
		Sale	\$99,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical			



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