

FOR SALE / LEASE

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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

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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
UTILITIES		Mill Rate	60.21
Sewer	City	Taxes	\$6,800.00
Water	City	TERMS	
Gas	EverSource	Lease Rate	\$14 PSF NNN
Electrical		Sale	\$99,000.00







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