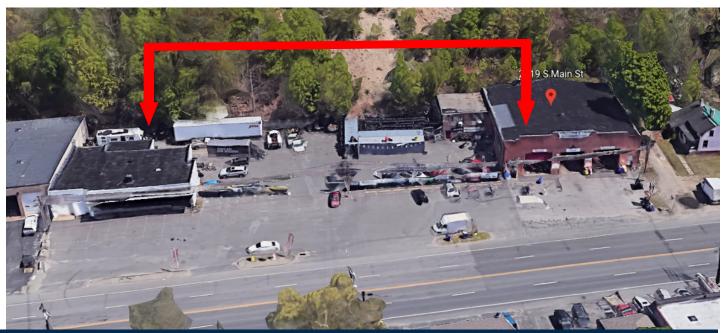


FOR SALE

CONTACT: BRIAN GODIN

E-mail: BgodinPB@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100



2019 & 2067 South Main Street Waterbury, CT 06706

Two Retail / Shop Buildings For Sale Ideal for Auto Related - Previous Tire Shop 8,060 S/F Retail Shop/ 2 Drive in Doors 4,143 S/F Retail Shop / 4 Drive in Doors Big Open Parking Lot Easy Highway Access Asking \$549,000.00

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			2019 & 2067 South Main Street			
CITY, STATE			Waterbury, CT 06706			
BUILDING INFO	2019	2067	MECHANICAL	2019	2067	
Total S/F	4,143	8,060	Air Conditioning	Office	Office	
Number of floors	1	1	Sprinkler / Type	No	No	
Avail S/F	4,143	8,060	Type of Heat	Gas F/A	Gas F/A	
Will subdivide to			OTHER			
Office Space	500	500	Acres	.25	1 acre	
Total avail/ drive	4	2	Zoning	CG	CG	
Ext. Construction	Brick	Brick	Parking	Ample	Ample	
Ceiling Height	16'	12'	State Route / Distance To			
Roof	Tar	Tar	TAXES			
Date Built	1958	1928	Assessment	\$113,490.00	\$153,120.00	
UTILITIES			Appraisal	\$167,127.00	\$218,736.00	
Sewer	City	City	Mill Rate	60.21	60.21	
Water	City	City	Taxes	\$7,048.00	\$9,508.00	
Gas	EverSource	EverSour	ce TERMS			
Electrical	200 Amp	200 Amp		•	\$549,000.00	



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2019 South Main Street, Waterbury

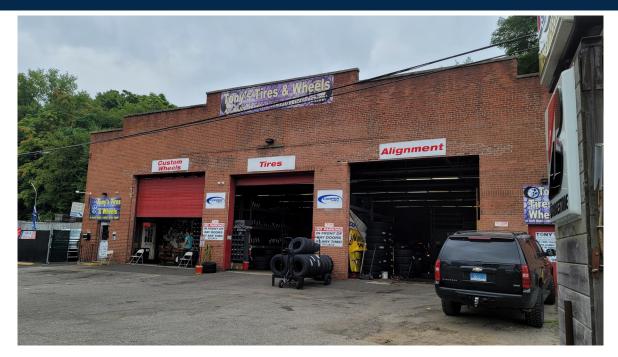




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