

CONTACT: MICHAEL GRIEDER

E-mail: mgrieder.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com

www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



326 Highland Ave Waterbury, CT 06708 5,000 S/F Former Bank and Medical Space Close Proximity to I-84 Desirable Waterbury Location Lease rate: \$19 PSF + NNN

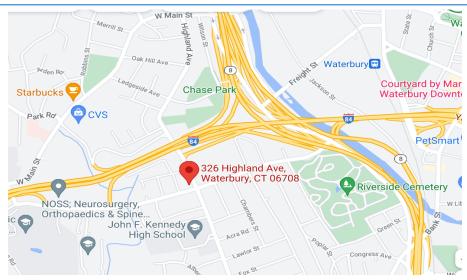


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS 326 Highland Ave
CITY, STATE Waterbury, Ct 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,000	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	5,000	Type of Heat	Gas Forced Hot Air
Ext. Construction	Wood Construction	OTHER	
Ceiling Height		Acres	.53
Roof	Flat	Zoning	CN
Date Built	1985	Parking	Ample
		State Route/ Distance to	1/10 - 184
		TAXES	
		Assessment	\$716,160.00
UTILITIES		Mill Rate	60.21
Sewer	City	Taxes	\$43,120.00
Water	City	TERMS	
Gas	EverSource	Lease	\$19 PSF + NNN
Electrical			



CONTACT: MICHAEL GRIEDER E-mail: mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100











CONTACT: MICHAEL GRIEDER E-mail: mgrieder.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100