

FOR SALE / LEASE

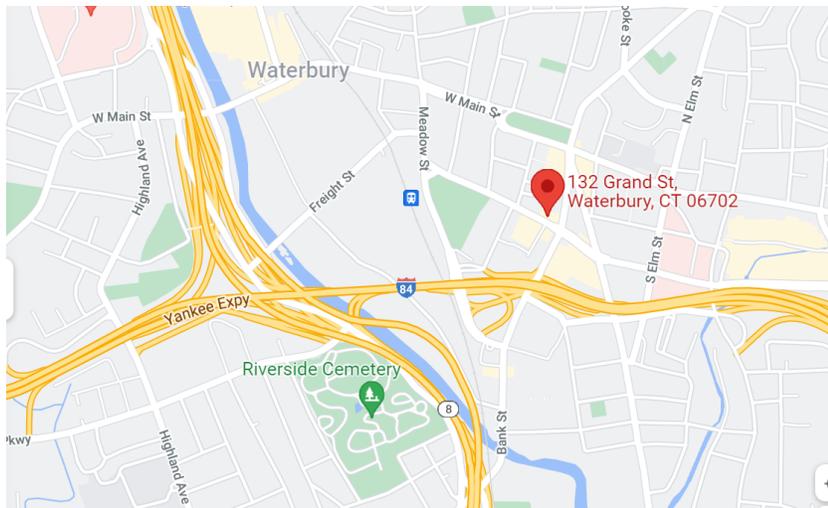


*132 Grand Street
Waterbury, CT 06702*

**15,984 S/F Stunning Downtown Office Building
Last Used for Banking Executive Offices
Move In ready with all Office Accommodations
For Sale at: \$699,000.00
Lease Rate: \$16 NNN + Utilities**

PROPERTY DATA FORM

PROPERTY ADDRESS		132 Grand Street	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,984	Air Conditioning	HVAC
Number of floors	3	Sprinkler / Type	Yes
Avail S/F	15,984	Type of Heat	Forced Hot Air
Ext. Construction	Brick	OTHER	
Ceiling Height		Acres	.12
Roof	Flat	Zoning	CBD
Date Built	1911	Parking	On Street
		State Route/ Distance to...	2/10 - I-84
		TAXES	
		Assessment	\$556,340.00
		Appraisal	\$794,805.00
		Mill Rate	60.21
		Taxes	\$33,497.23
		TERMS	
		Sale	\$699,000.00
		Lease	\$16 PSF NNN
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical			



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Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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