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FOR SALE

13 First Ave
Waterbury, CT



+/- 3,094 S/F Beautifully Maintained Professional Space
Quiet location with easy access to downtown and
The Historic District

Recent updates include: Exterior paint, roof and mechanicals
Off street and On street parking
Motivated Sellers

Offered at \$125,900.00

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 13 First Ave

CITY, STATE Waterbury, CT 06710

BUILDING INFO

Total S/F 3,000
 Number of floors 3
 Avail S/F 3,000
 Ext. Construction Metal siding
 Ceiling Height
 Roof Asphalt Shingle
 Date Built 1900

MECHANICAL EQUIP.

Air Conditioning Central 1st floor
 Sprinkler / Type Yes
 Type of Heat Oil forced

OTHER

Acres .13
 Zoning RM
 Parking Ample
 State Route / Distance To...

UTILITIES

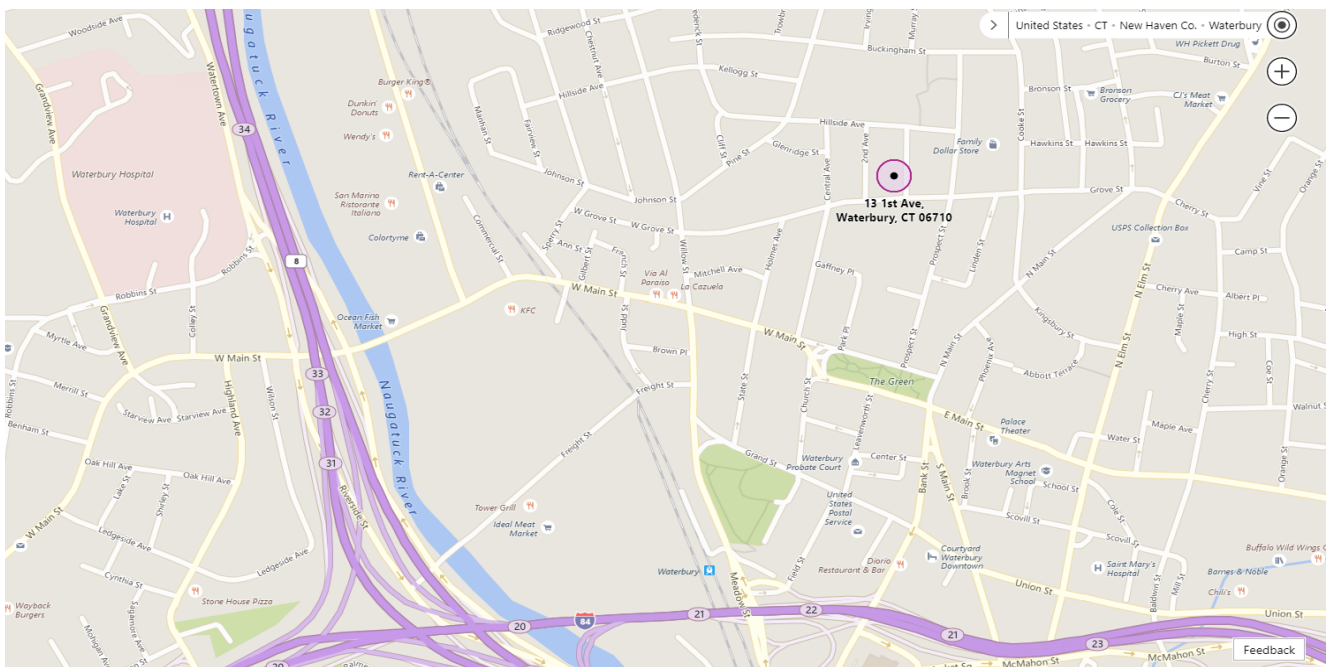
Sewer City
 Water City
 Gas
 Electrical

TAXES

Assessment \$110,210 .00
 Mill Rate 60.21
 Taxes \$6,844.04

TERMS

Sale \$125,900.00



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