Godin Property Brokers LLC
★★★★★ Commercial / Industrial

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FOR SALE

301 Highland Ave
Waterbury, CT 06708

Investment Opportunity
3,452 S/F Professional Office Building
West side location
Ideal for an Owner / User
Seven Tenant Building
Immediate Access to I-84 and Route 8

Asking Price: $335,000.00

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	301 Highland Ave
CITY, STATE	Waterbury, CT 06708

BUILDING INFO

Total S/F	3,452 S/F
Number of floors	2
Avail S/F	3,452 S/F
Will subdivide to	
Ceiling Height	
Ext. Construction	
Date Built	1930

UTILITIES

Sewer	City
Water	City
Gas	Yes
Electrical	200 Amps

MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	
Type of Heat	Gas/ oil

OTHER

Parking	Ample
Interstate/ distance to	I-84 immediate
State Route / Distance To…	RT 8 - 1/4 mile

TAXES

Assessment	$207,590.00
Mill Rate	60.21
Taxes	$12,499.00

TERMS

Sale price	$335,000.00

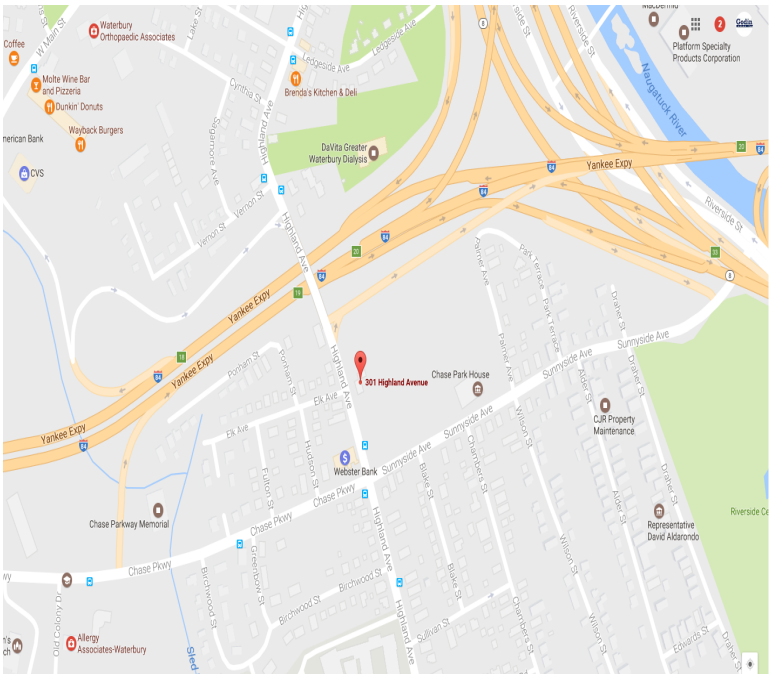
301 Highland Avenue

Income

Annual Rental Income	$32,880.00
Annual Rental Inc.- RJA Office	$29,900.00
	$62,780.00

Expenses

Insurance	$2,996.00
Real Estate Taxes	$12,499.00
Landscape / Mowing	$2,955.00
Snowplowing	$945.00
Electric	$5,477.00
Gas	$1,351.00
Oil	$2,498.00
Water	$1,020.00
	$29,741.00



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