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FOR SALE/ LEASE

434 Congress Ave
Waterbury, CT



2,688 S/F Retail Shop Building
Ideal for auto repair/sales
Located on .54 acres
5 bays with 4 lifts (3 inside - 1 outside)
Asking Price: \$219,000.00
Lease rate: \$2,500.00
Motivated Sellers

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 434 Congress Ave

CITY, STATE Waterbury, CT 06708

BUILDING INFO

Total S/F 2,688 +/- S/F
 Number of floors 1
 Avail S/F 2,688
 Office space 300 S/F
 Total/avail docks
 Total avail drive -in 5
 Ext. Construction Block - Stucco
 Ceiling Height 12 - 16'
 Roof Rubber
 Date Built 1955/ 1994

MECHANICAL EQUIP.

Air Conditioning Wall units
 Sprinklered No
 Type of Heat Gas - radiant heat
 Oil forced air

OTHER

Acres .54 acres
 Zoning CN
 Parking Ample
 State Route / Distance To...

UTILITIES

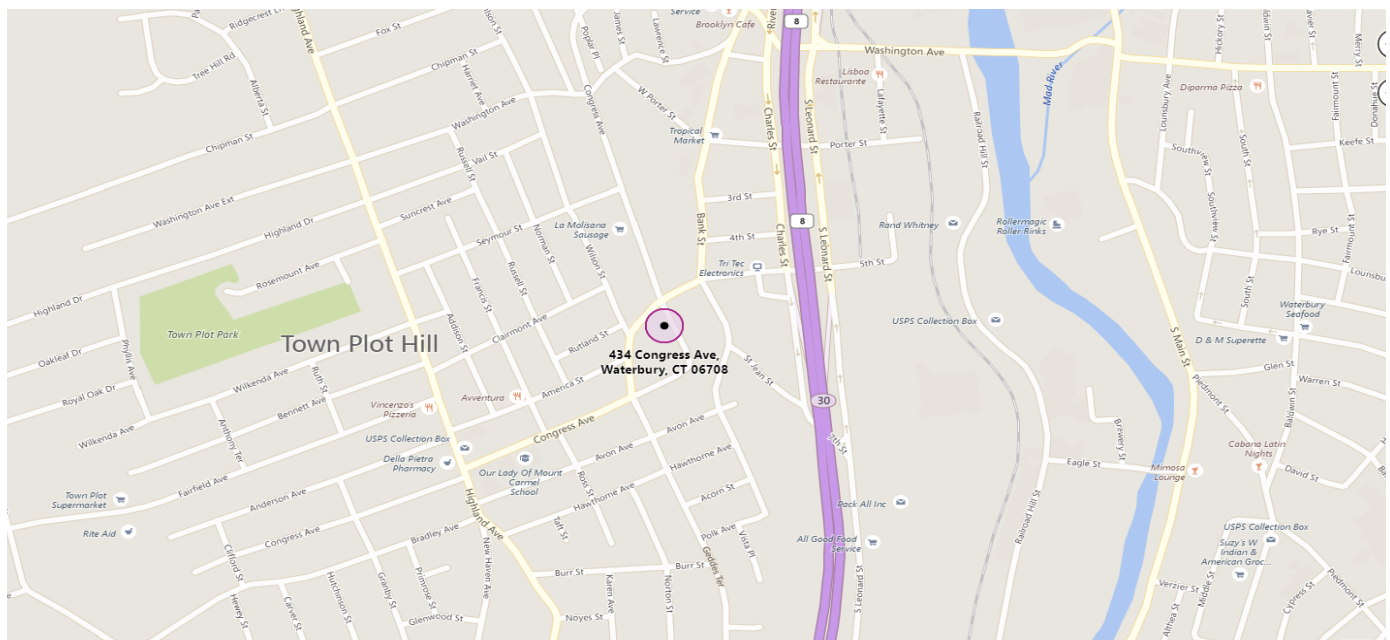
Sewer City
 Water City
 Gas EverSource
 Electrical

TAXES

Assessment \$193,440.00
 Mill Rate 60.21
 Taxes \$12,012.62

TERMS

Sale price \$219,000.00
 Lease rate \$2,500.00



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