

FOR SALE/LEASE

**60 Westwood Ave Suite 100
Waterbury, CT 06708**



- +/- 6,663 S/F fully finished medical Condominium unit
- Extensive build out and open floor plan allows for multiple practice operations in one large space
- Close proximity to both Waterbury and St. Mary's hospital
- Convenient to Waterbury Central Business District
- 1/2 mile to Route 8 and I-84
- Ground floor location offers easy access and close parking

Offered at: \$695,000.00

Lease rate: \$22.00 Gross plus utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	60 Westwood Ave Suite 100
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Avail S/F	+/- 6,663	Air Conditioning	
Number of floors	1	Sprinkler / Type	
UTILITIES		Type of Heat	
Sewer	City	TAXES	
Water	City	Mill Rate	60.21
Gas		Taxes	\$31,448.96
Electrical		TERMS	
		Sale price	\$695,000.00
		Lease rate	\$22.00 Gross + utilities

Existing partial tenant (Dr. Foster) would continue leasing



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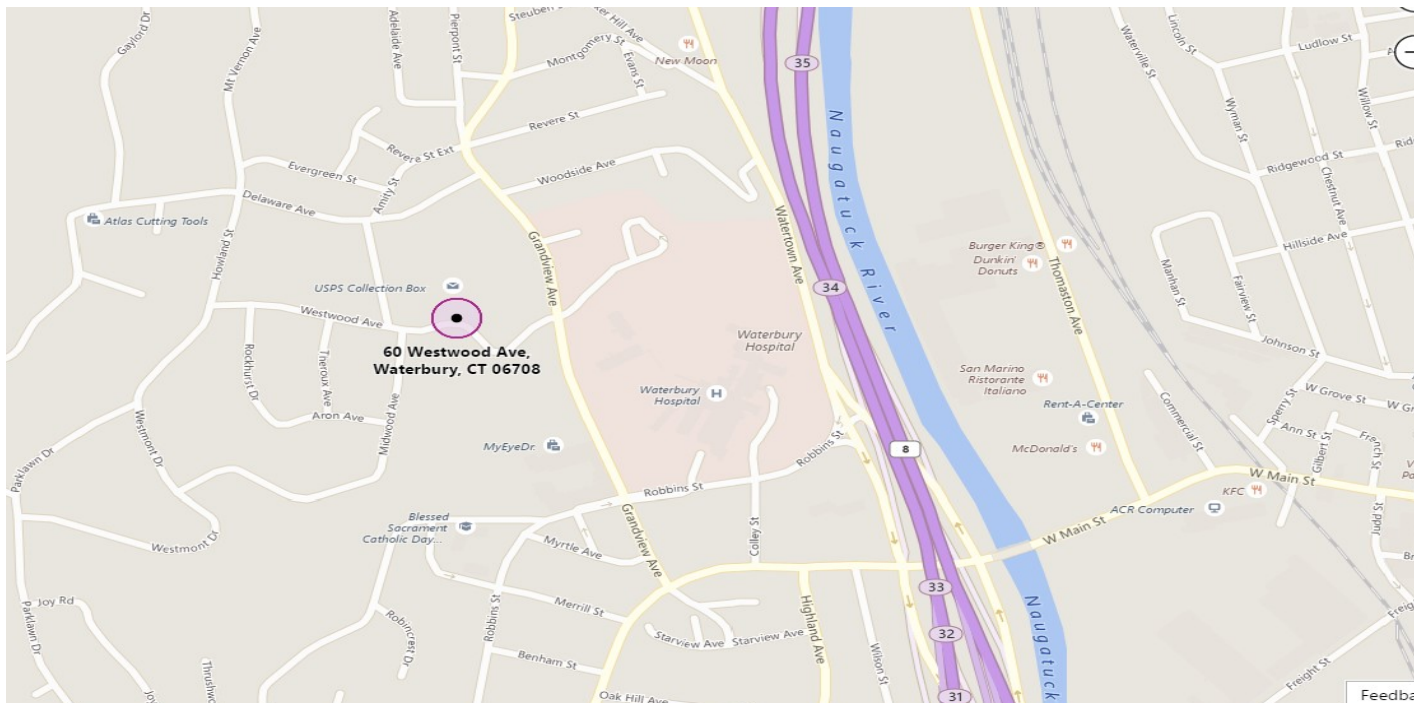
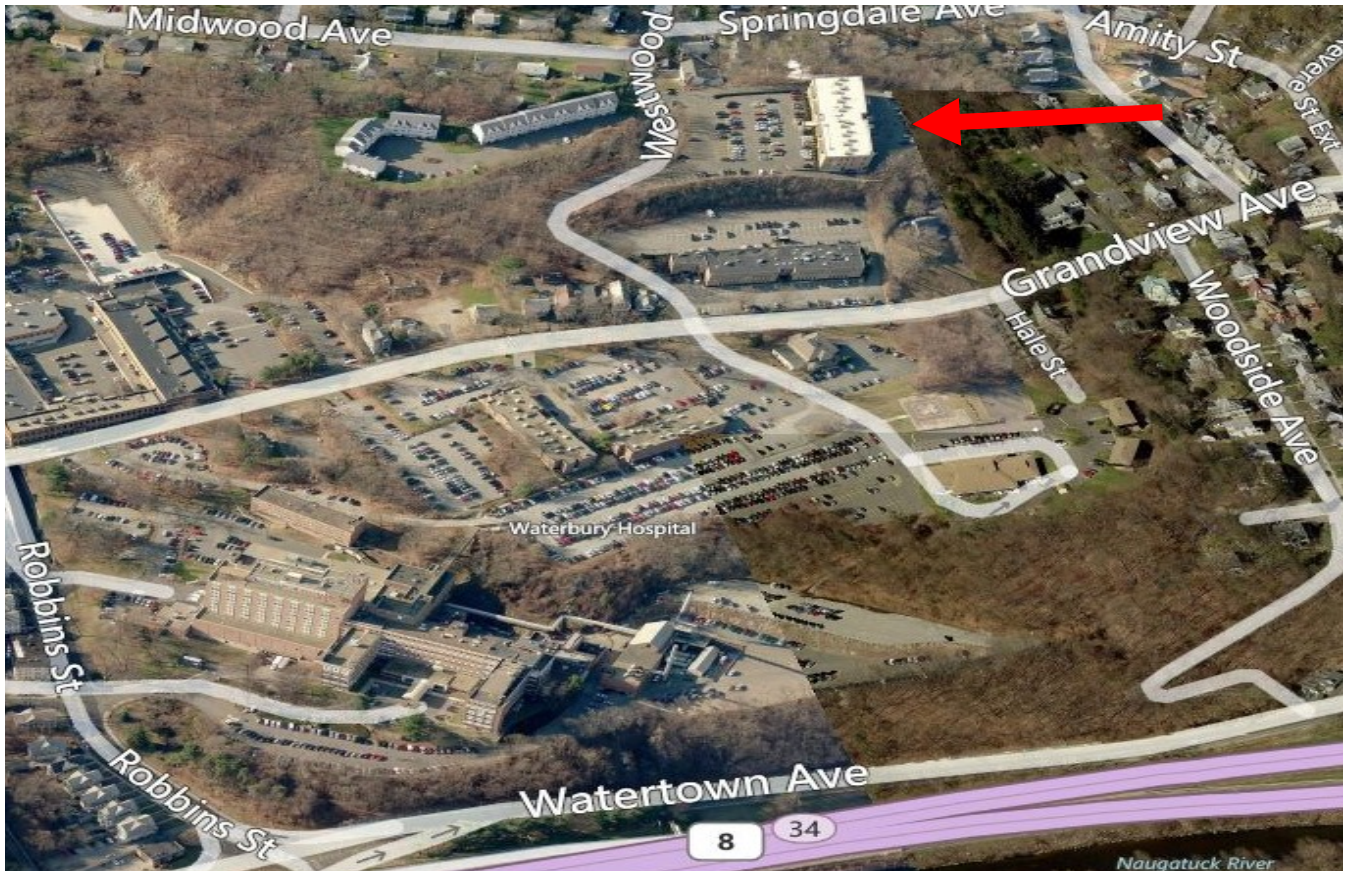




Fig. 10

