

FOR SALE/LEASE

60 Westwood Ave Suite 100
Waterbury, CT 06708



- +/- 6,663 S/F fully finished medical Condominium unit could be divisible to 3,200 S/F lease
- 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: \$575,000.00

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	\$575,000.00
		Lease rate	\$22.00 Gross + utilities

Existing partial tenant (Dr. Foster) would continue leasing



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.

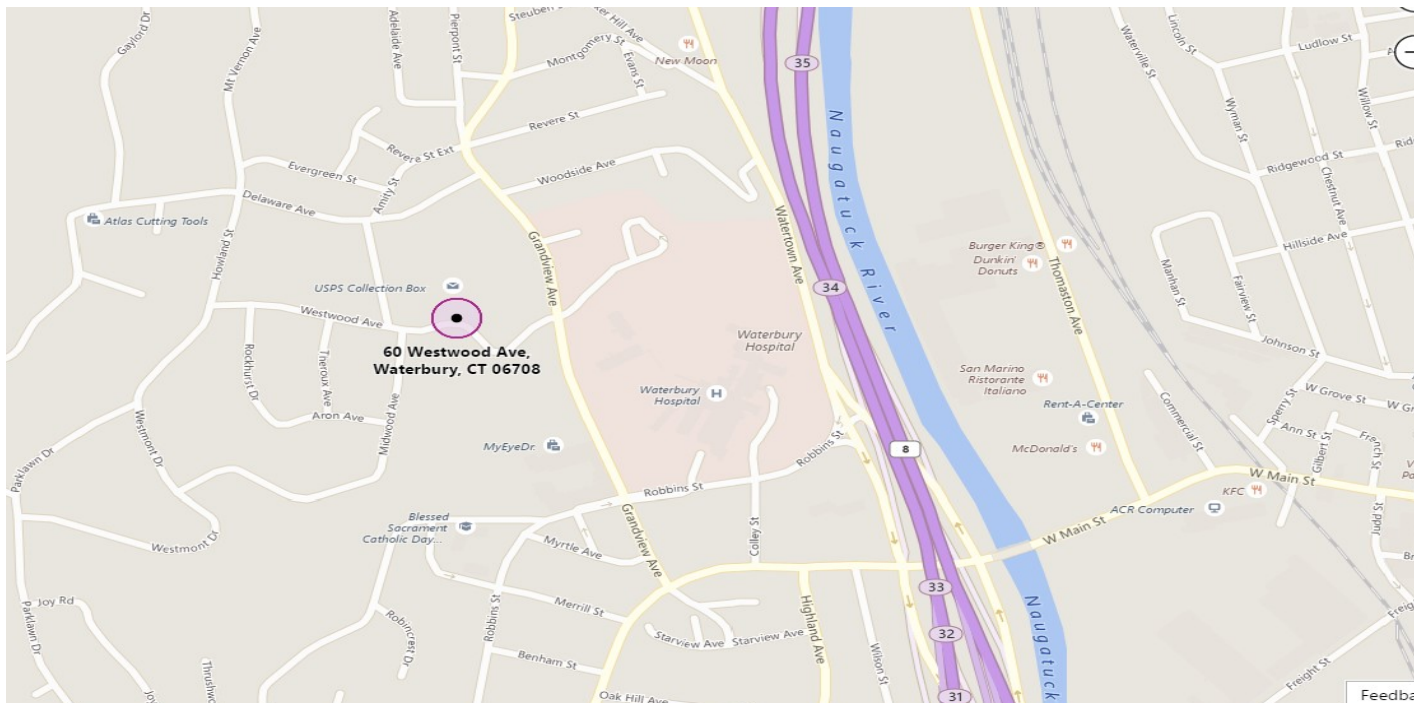
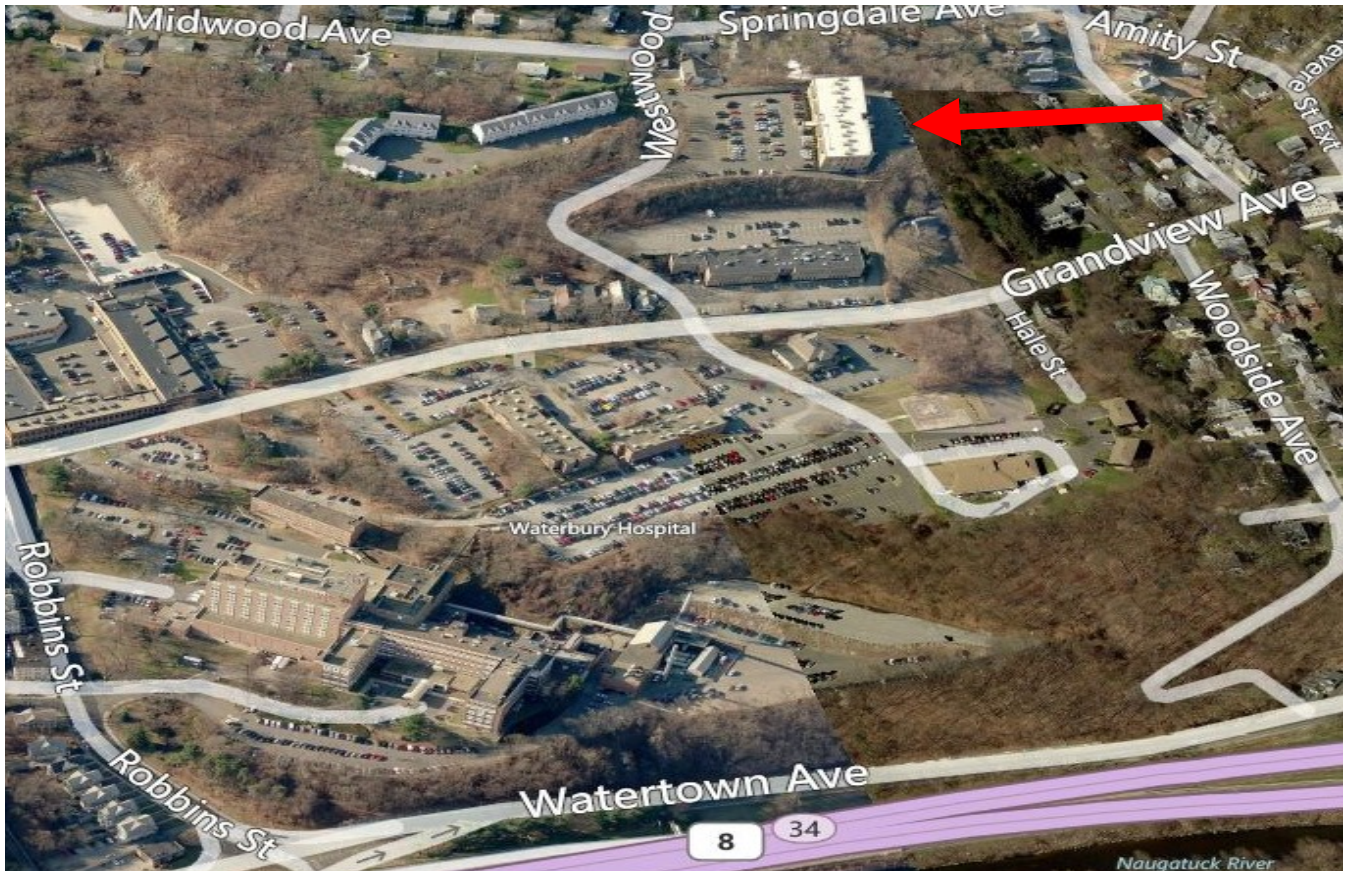




Figure 1

