

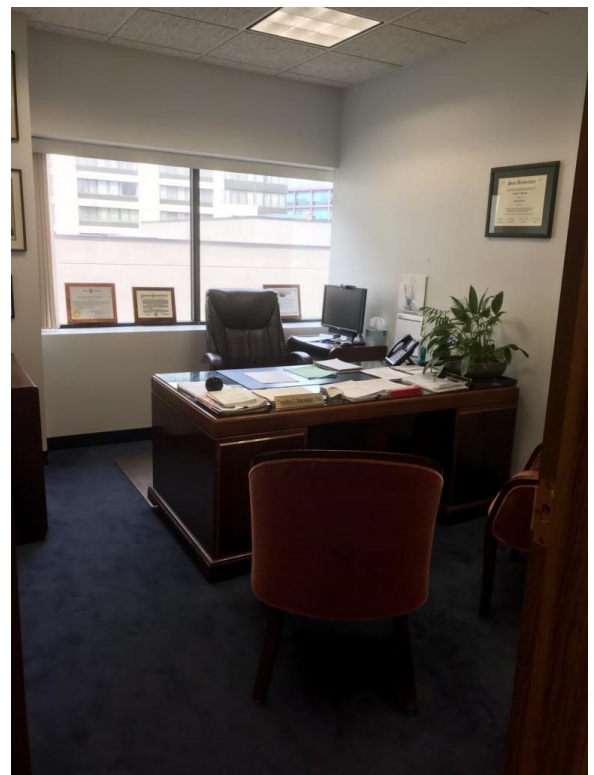
**CONTACT: BRIAN GODIN or
MICHAEL GRIEDER**
E-mail: Bgodinpb@gmail.com
Mgrieder.gbp@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100



**255 Bank Street
Waterbury, CT**

**Class A Professional Office Building
Highly Desirable Downtown Location
With On Site Parking
Immediate Access and Visibility along I-84
Offered at \$3,250,000.00**





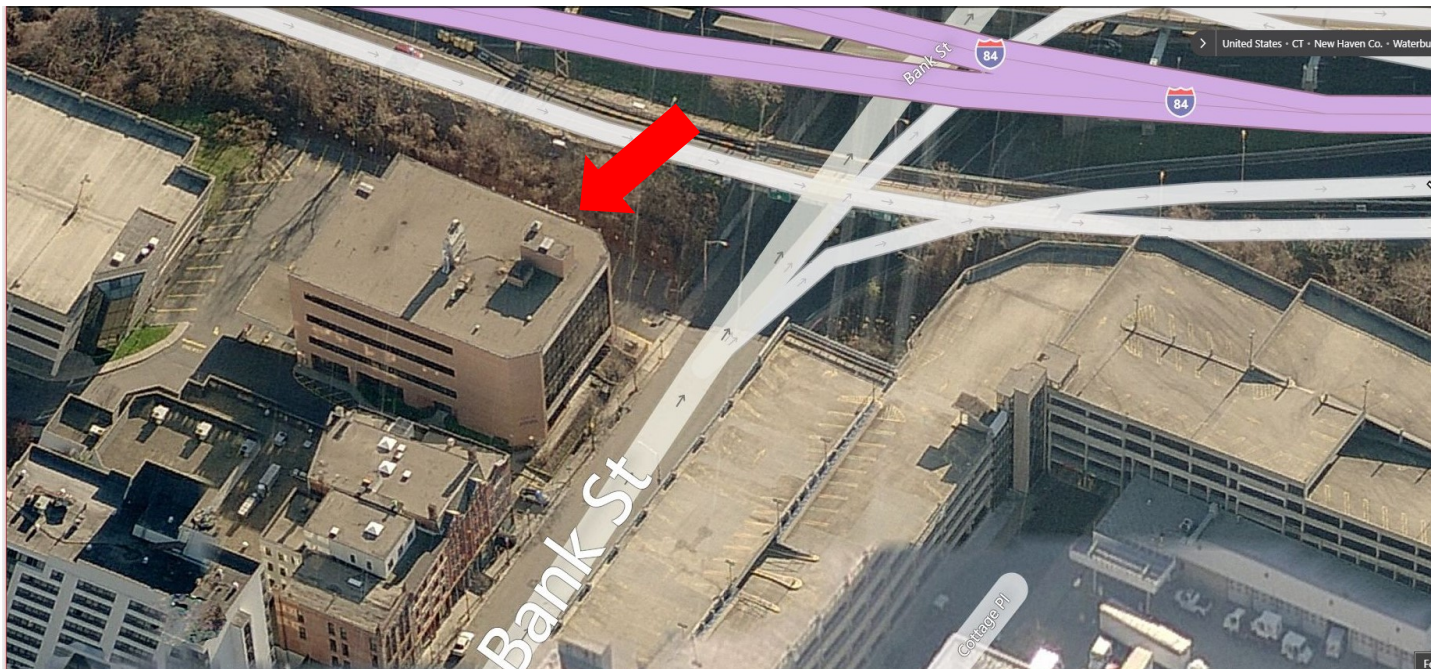
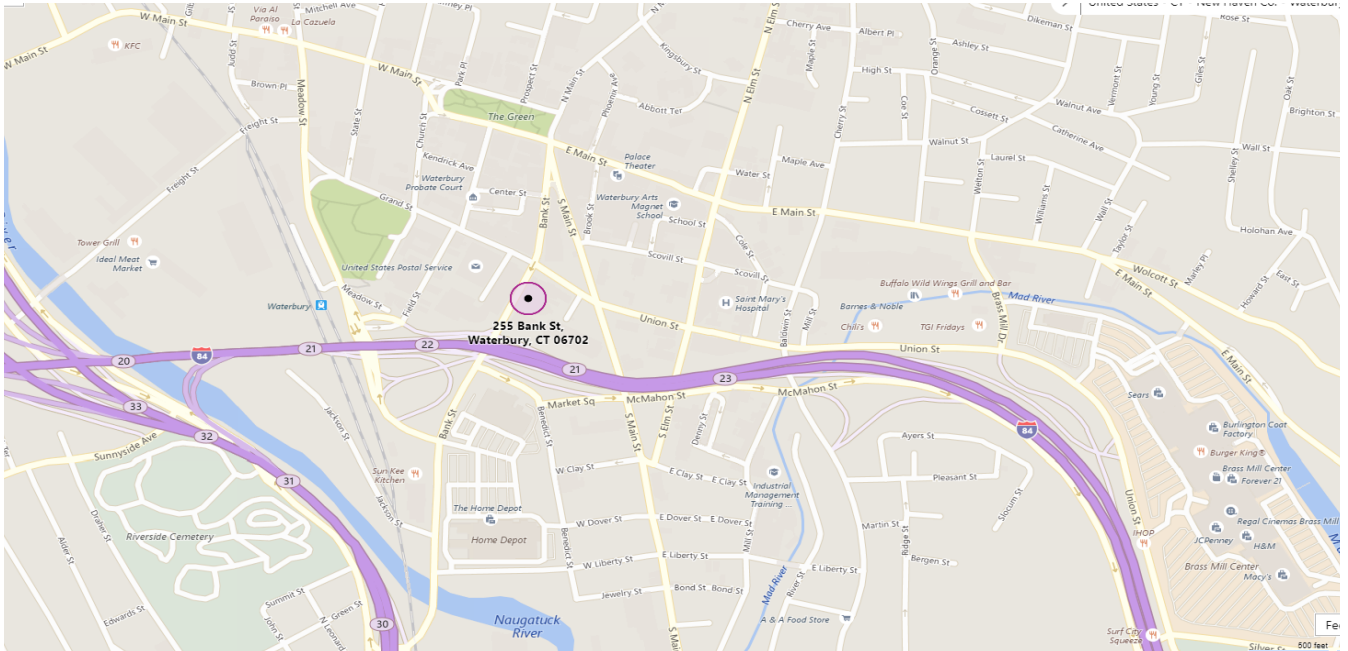
93% Occupied - Long Term Leases
Current CAP = 7%
Potential to 10.1%



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Godin Property Brokers LLC

★★★★★ Commercial / Industrial



PROPERTY DATA FORM

PROPERTY ADDRESS		255 Bank Street	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	35,758 S/F	Air Conditioning	Central
Number of floors	4	Sprinkler / Type	Yes
Avail S/F	5,335 S/F	Type of Heat	Gas/ Forced / Air
Will subdivide to	1,828 S/F	OTHER	
Roof	Flat	Acres	
Ext. Construction		Zoning	
Ceiling Height		Parking	
Date Built	1986	State Route / Distance To...	
		TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	EverSource	TERMS	
		Sale price	\$3,250,000.00

2 Suites Available:

- 1-A 1,828 S/F**
- 1-B 3,507 S/F**
- 2-A 3,354 S/F LEASED**
- 3-A 4,458 S/F LEASED**
- 3-B 5,321 S/F LEASED**
- 4th Floor 9,779 S/F LEASED**

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