

**CONTACT: ED GODIN, SIOR or
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**541 Wolcott Street
Waterbury, CT 06705**

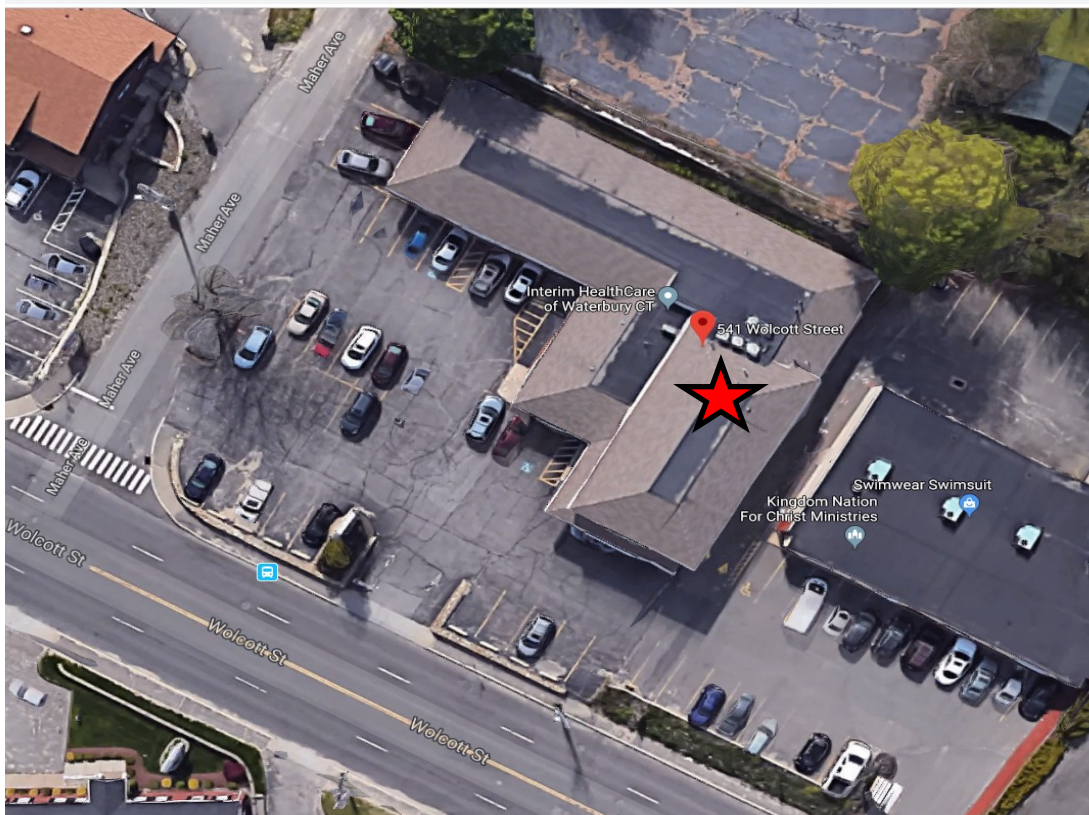
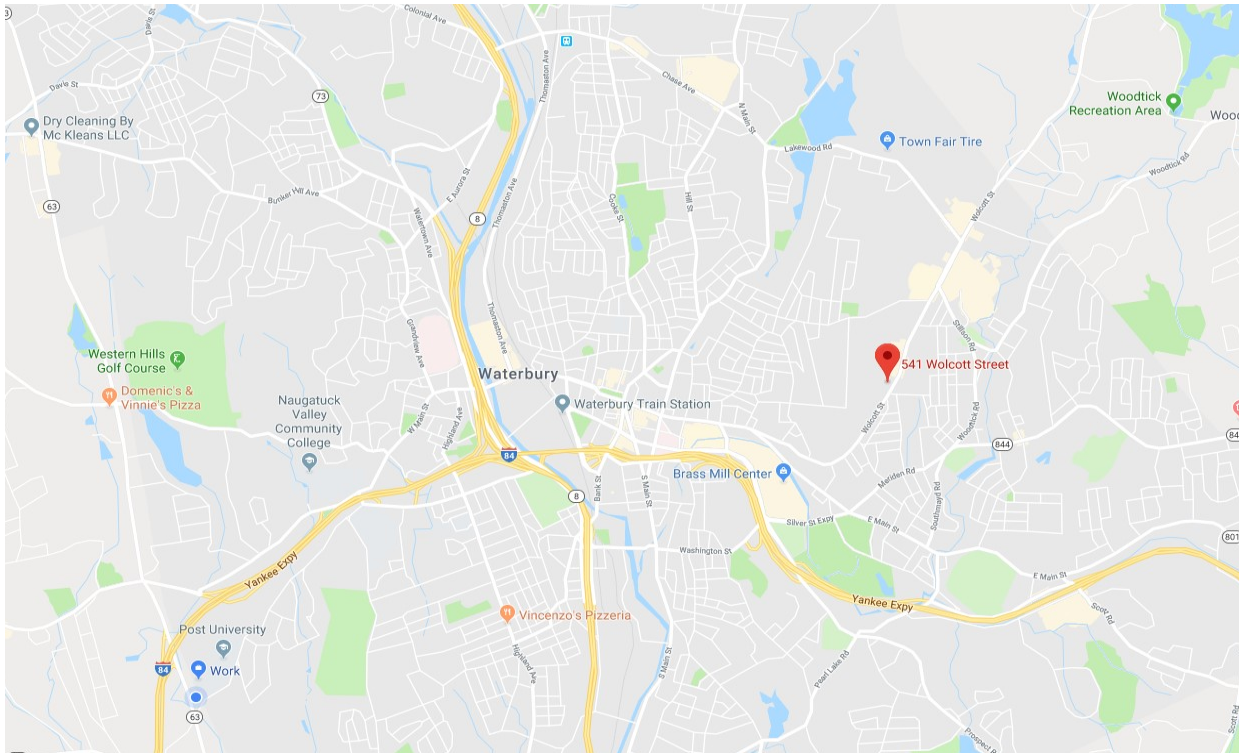
**10,000 S/F Retail / Office
Complex Opportunity
High Visibility
23,000 Cars Daily Per CT DOT
Offered at: \$695,000.00**



Current Medical Office Use
Plenty of on Site Parking



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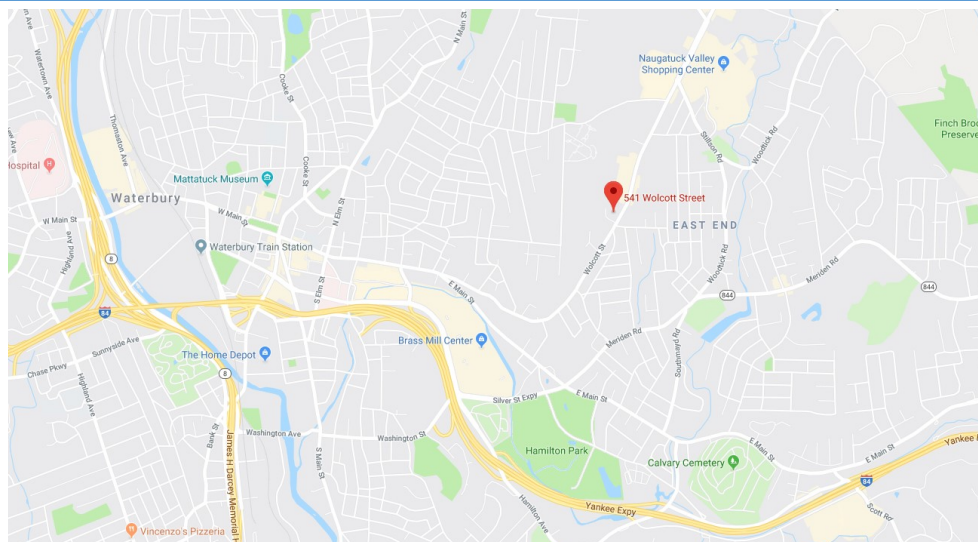


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PROPERTY DATA FORM

PROPERTY ADDRESS	541 Wolcott Street
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,977 +/-	Air Conditioning	Central Air
Number of floors	2	Sprinkler / Type	
Avail S/F	9,977 +/-	Type of Heat	Forced Hot Air
Ext. Construction	Concrete Block	OTHER	
Ceiling Height		Acres	.8
Roof	Flat & Shingles	Zoning	
Date Built	1985	Parking	Ample
		TAXES	
		Assessment	\$563,950.00
		Appraisal	\$805,643
		Mill Rate	60.21
		Taxes	\$34,000.00
		TERMS	
		Sale	\$695,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	Yankee Gas		
Electrical	200 Amps		



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