

CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gbp@gmail.com
850 Straits Turnpike Suite 204
Middlebury, CT 06762
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100



Live and Work
3,000 +/- SF Office / Retail Space
Located within Downtown
Residential Complex
Close Proximity to State and Local
Building Offices, The Green,
Palace Theater and Waterbury
UConn
\$15 PSF Gross + Utilities

60 Phoenix Ave 1st Floor
Waterbury, CT



**10 Stories of Residential Units
Space to be Finished
With Tenant Input
Secured Remote Access and Cameras**



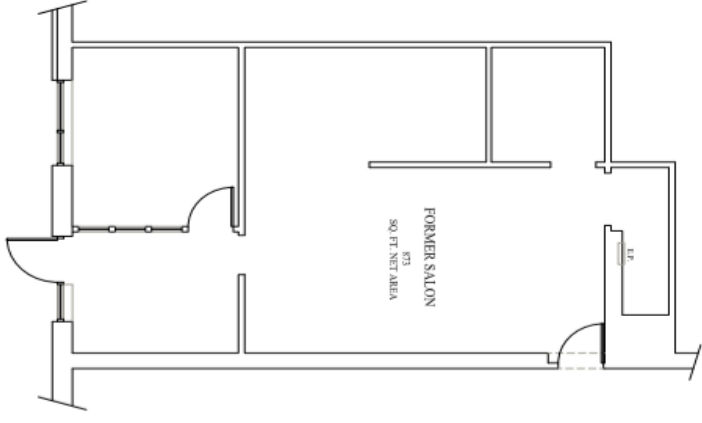
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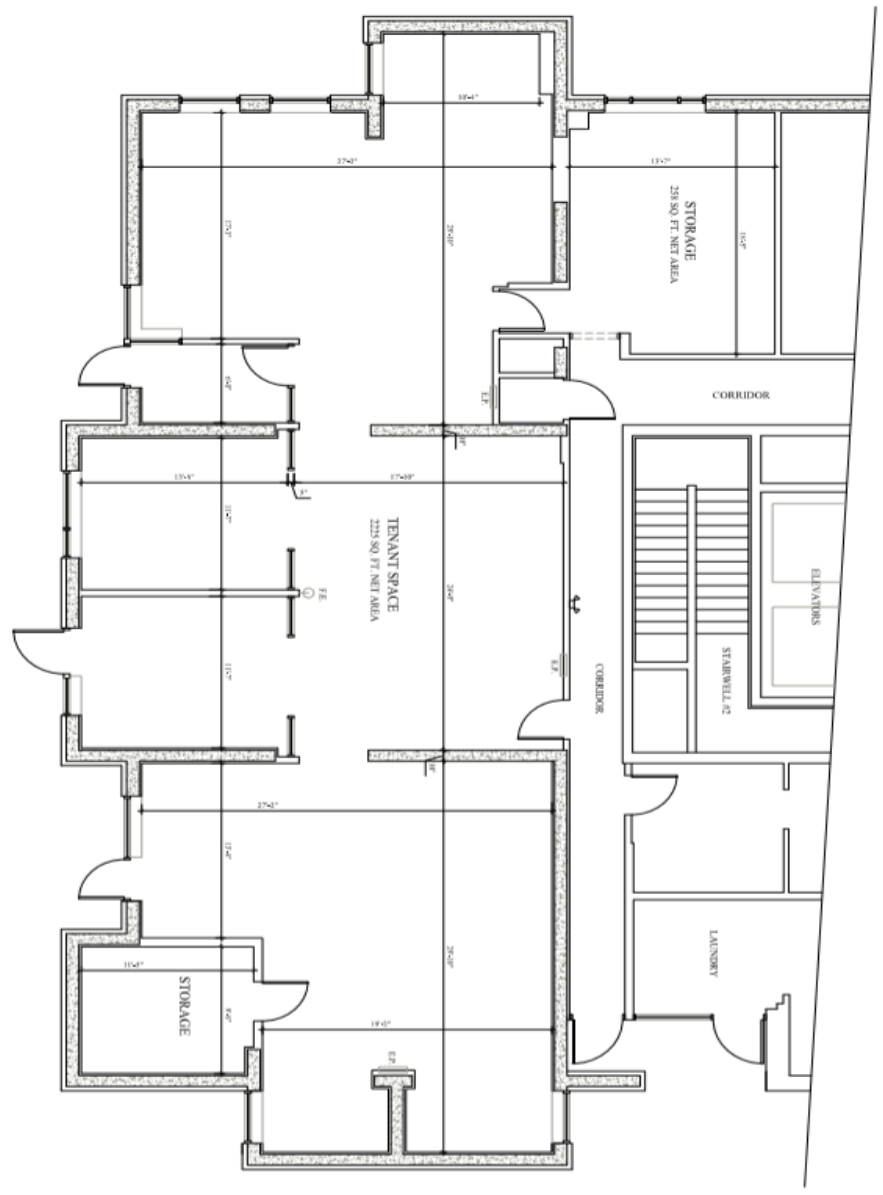
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2 EXIST. BASEMENT SALON TENANT PLAN
1/8" = 1'-0"



1 EXISTING FIRST FLOOR TENANT PLAN
1/8" = 1'-0"



PROPERTY DATA FORM

PROPERTY ADDRESS		60 Phoenix Ave 1st Floor	
CITY, STATE		Waterbury, CT	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,000	Air Conditioning	HVAC
Number of floors	2	Sprinkler / Type	Yes
Avail S/F	3,000	Type of Heat	Electric heat pump
Ext. Construction	Concrete Block	OTHER	
Ceiling Height	8'	Acres	.25
Roof	Rubber membrane	Zoning	Comm./ Res.
Date Built	1973	Parking	Onsite
		State Route / Distance To...	I84 4/10 Mile
UTILITIES		TAXES	
Sewer	City	Assessment	
Water	City	Appraisal	
Gas		Mill Rate	
Electrical	200 Amps	Taxes	
		TERMS	
		Lease	\$15.00 Gross + Utilities



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