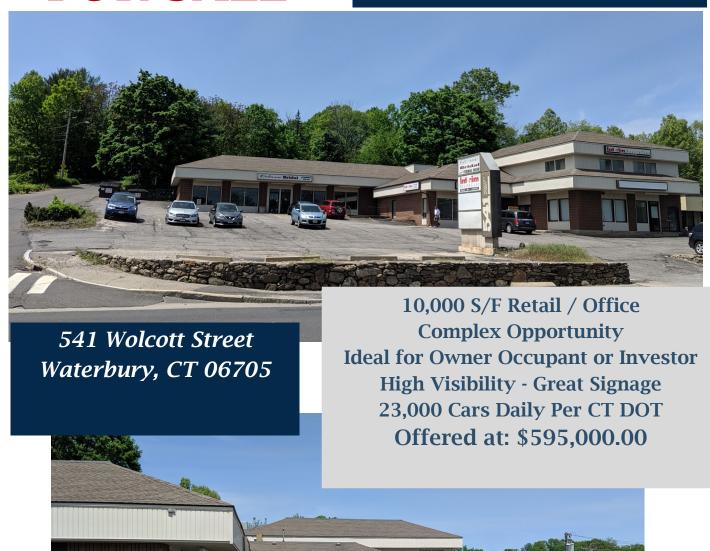


FOR SALE

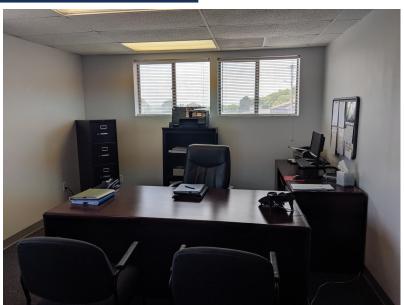
CONTACT: ED GODIN, SIOR or MICHAEL GRIEDER

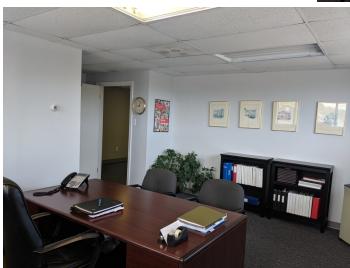
E-mail: EgodinPB@gmail.com Mgieder.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com

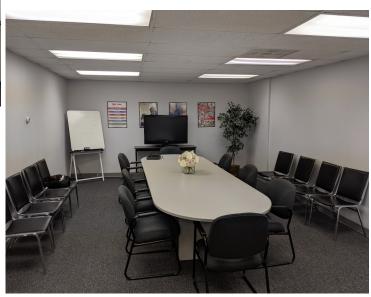




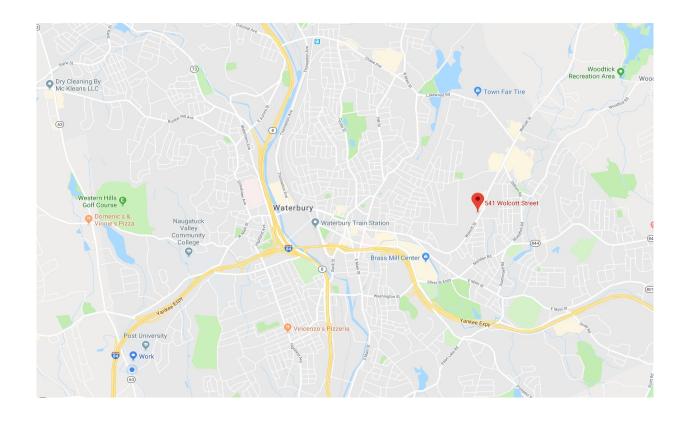
Currently Utilized as Office
And Retail Uses
Plenty of on Site Parking
Including Large Upper Lot
All Municipal Utilities

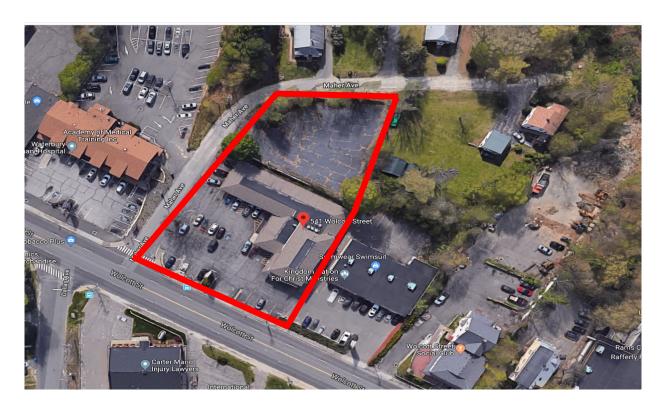






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PROPERTY DATA FORM

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	No
Avail S/F	9,977 +/-	Type of Heat	Forced Hot Air
Ext. Construction	Concrete Block	OTHER	
Ceiling Height	10'	Acres	.8
Roof	Flat	Zoning	Commercial
Date Built	1985	Parking	Ample
		State Route / Distance To	Route 8/
		TAXES	
		Assessment	\$563,950.00
UTILITIES		Appraisal	\$805,643
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$34,000.00
Gas	Yankee Gas	TERMS	
Electrical	200 Amps	Sale	\$595,000.00

Originally 5 Separate Units - can be re-subdivided Estimated Expenses: Real Estate Taxes \$33,955.00 Water/ Sewer \$447.00 Landscape/ Snow \$6,000.00 Insurance \$3,500.00 Maintenance Repairs \$2,000.00

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Phone: 203-577-227