

## FOR SALE

## CONTACT: ED GODIN, SIOR or MICHAEL GRIEDER

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## **MAJOR PRICE REDUCTION!**



10,000 S/F Retail / Office Complex Opportunity Ideal for Owner Occupant or Investor High Visibility - Great Signage 23,000 Cars Daily Per CT DOT Offered at: \$595,000.00

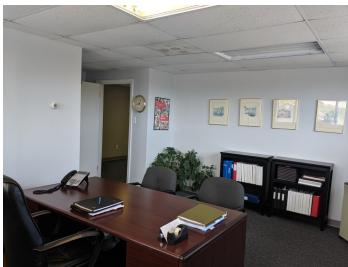


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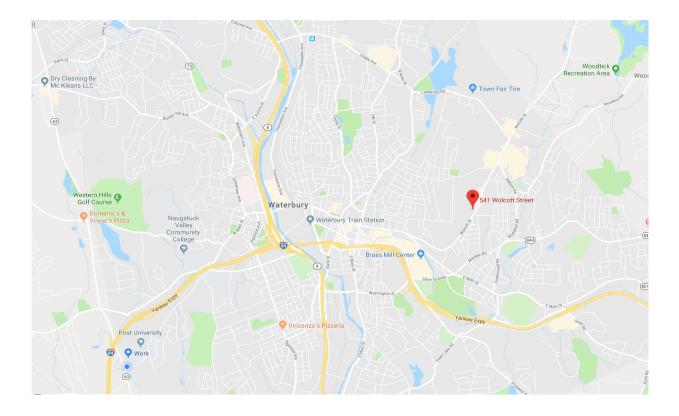
Currently Utilized as Office And Retail Uses Plenty of on Site Parking Including Large Upper Lot All Municipal Utilities







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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 G	as	TERMS	
Electrical	200 Amps	5	Sale	\$595,000.00

Originally 5 Separate Units - can be re-subdivided

**Estimated Expenses:** 

Water/ Sewer \$447.00

Insurance \$3,500.00

Real Estate Taxes \$33,955.00

Landscape/ Snow \$6,000.00

Maintenance Repairs \$2,000.00

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