

**CONTACT: ED GODIN, SIOR**

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850 Straits Turnpike Suite 204

Middlebury, CT 06762

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

## FOR SALE



**55 Store Ave  
Waterbury, CT 06705**

**7,650 S/F on .34 Acres**

- Franco American Social Club & Catering Hall
- Full Kitchen and Bar Area
- Central Location Minutes to I-84
- Suitable for Many Uses

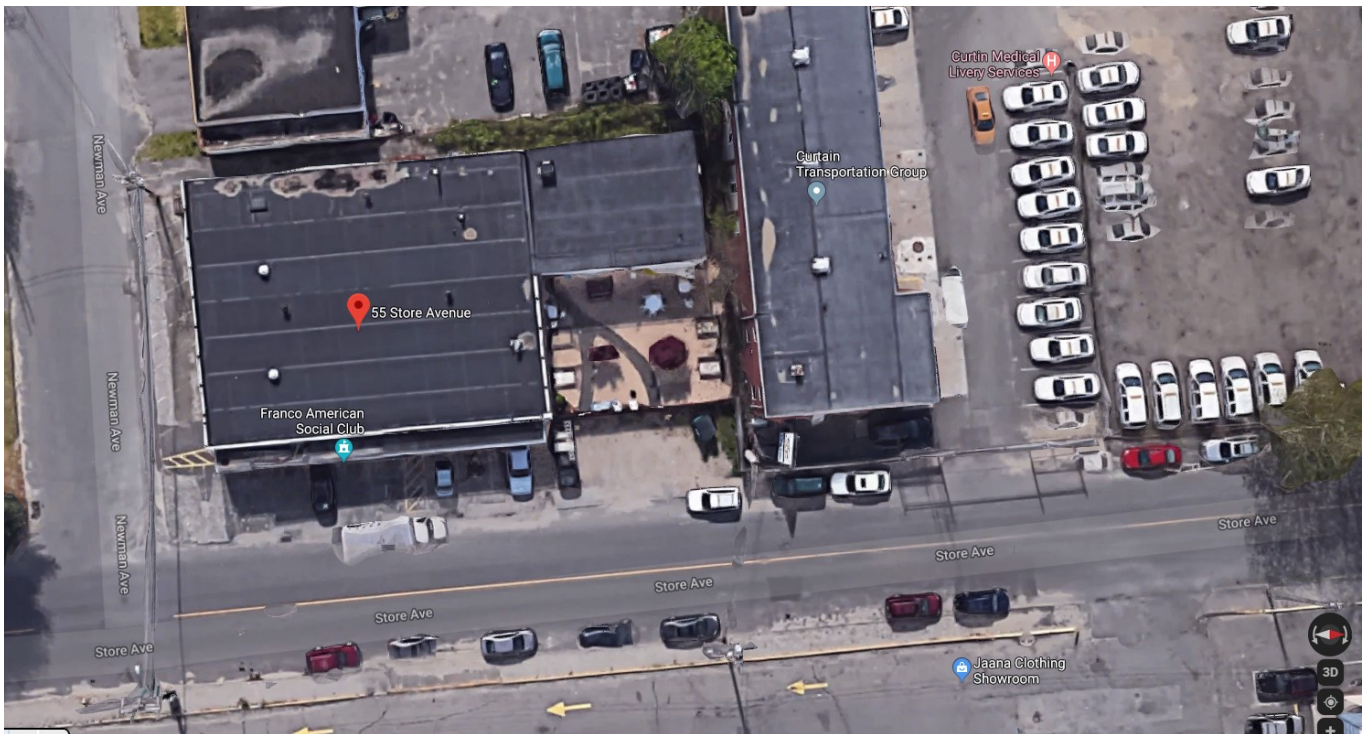
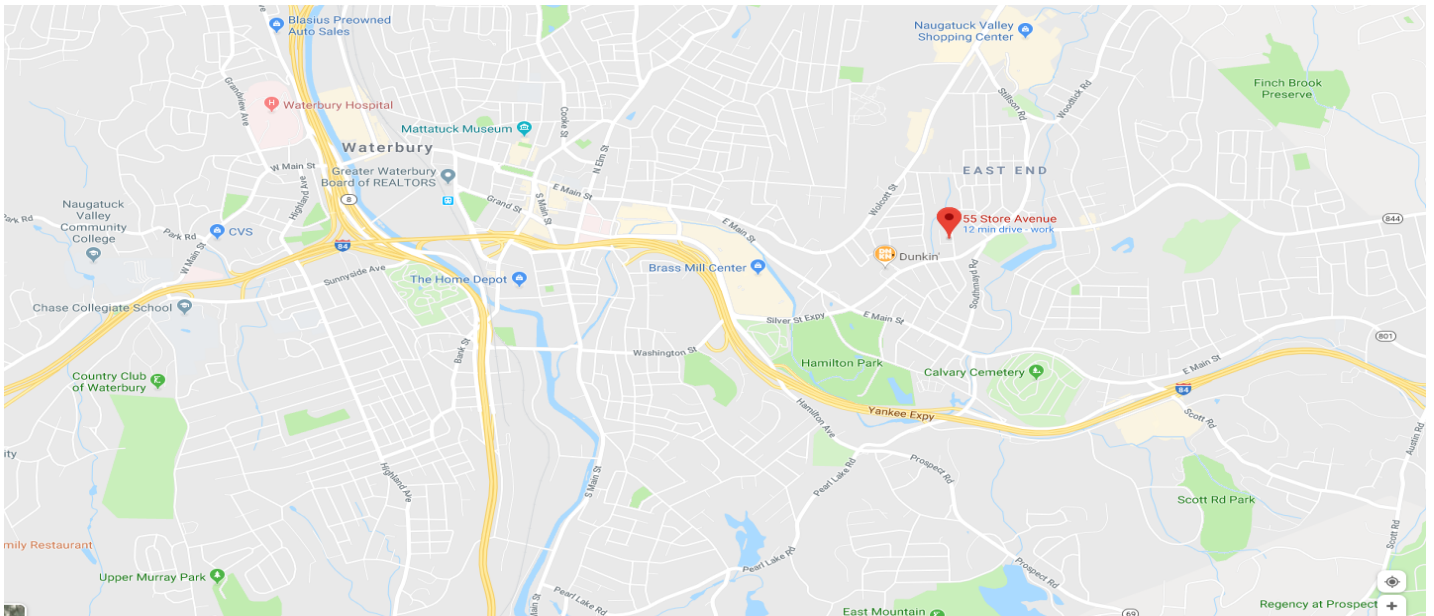
**Offered at: \$259,000.00**





# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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# PROPERTY DATA FORM

PROPERTY ADDRESS	55 Store Ave		
CITY, STATE	Waterbury, CT 06705		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	7,650	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	7,650	Type of Heat	Gas
		<b>OTHER</b>	
		Acres	.34
Ext. Construction	Masonry	Zoning	CA- Commercial
Ceiling Height	9'	Parking	+/- 15
Roof	Rubber (12 years)	State Route / Distance To...	Route I-84
Date Built	1945	<b>TAXES</b>	
		Assessment	\$123,270.00
		Appraisal	\$176,097
		Mill Rate	60.21
		Taxes	\$7,655.07
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	Yes	Sale	\$259,000.00
Water	Yes		
Gas	EverSource		
Electrical	400 Amps		
	120-208 V		
	3ph Phase		

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