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



**Live and Work**  
**875 S/F Former Salon**  
**2,225 S/F Office/ Retail Space**  
**Located within Downtown**  
**Residential Complex**  
**Close Proximity to State and Local**  
**Building Offices, The Green,**  
**Palace Theater and Waterbury**  
**UConn**  
**\$10 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**



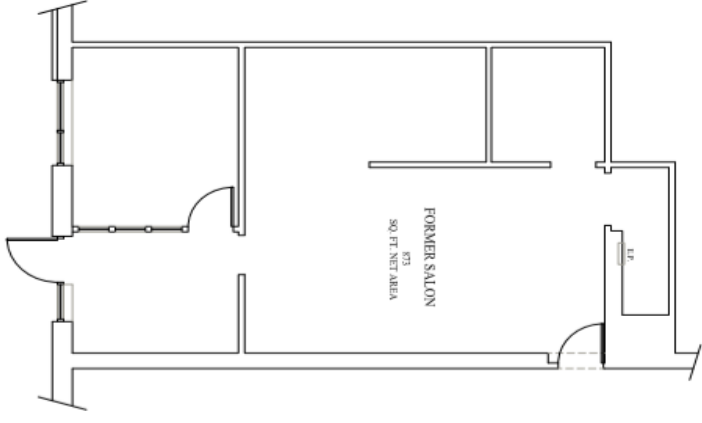
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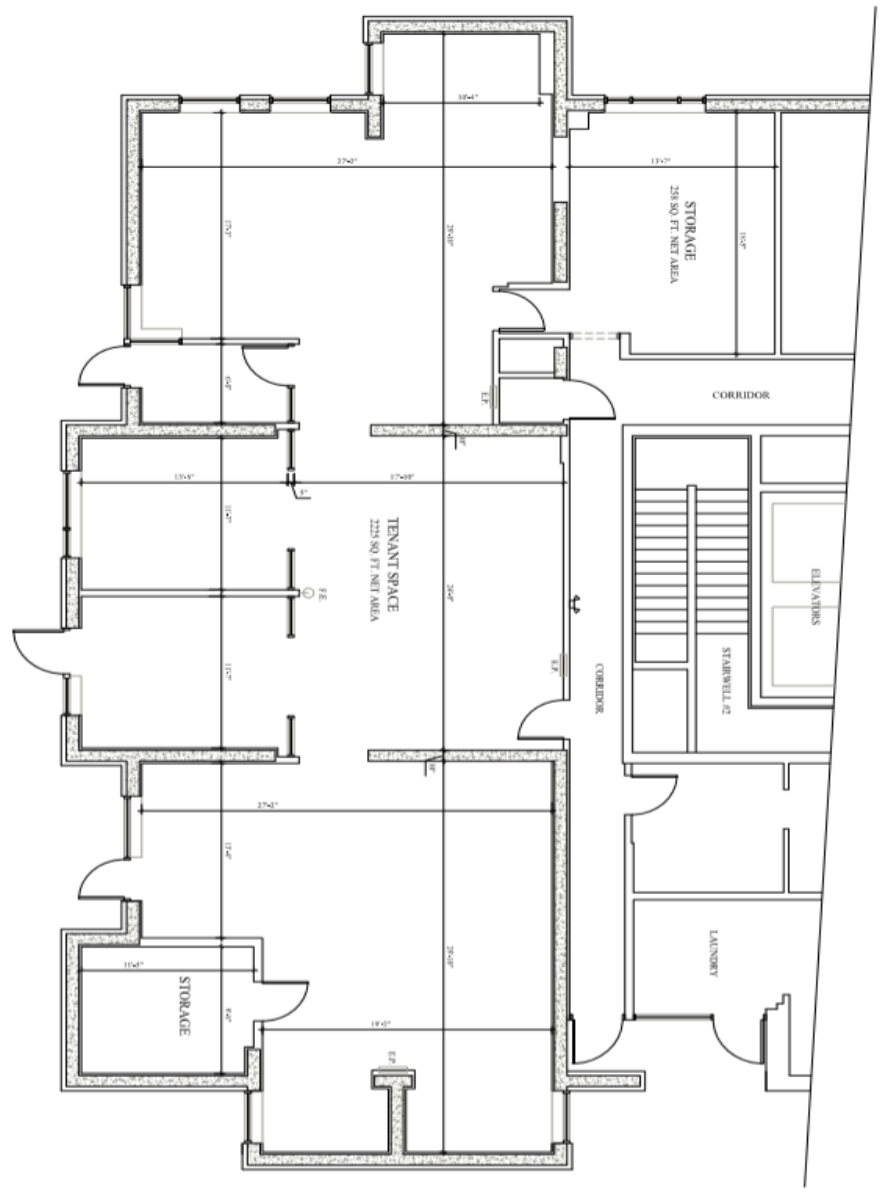
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2 EXIST. BASEMENT SALON TENANT PLAN  
1/8" = 1'-0"



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



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>60 Phoenix Ave 1st Floor</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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	<b>OTHER</b>	
Ceiling Height	8'	Acres	.25
Roof	Rubber membrane	Zoning	Comm./ Res.
Date Built	1973	Parking	Onsite
		State Route / Distance To...	I84 4/10 Mile
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	City	Assessment	
Water	City	Appraisal	
Gas		Mill Rate	
Electrical	200 Amps	Taxes	
		<b>TERMS</b>	
		Lease	\$10.00 Gross + Utilities



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