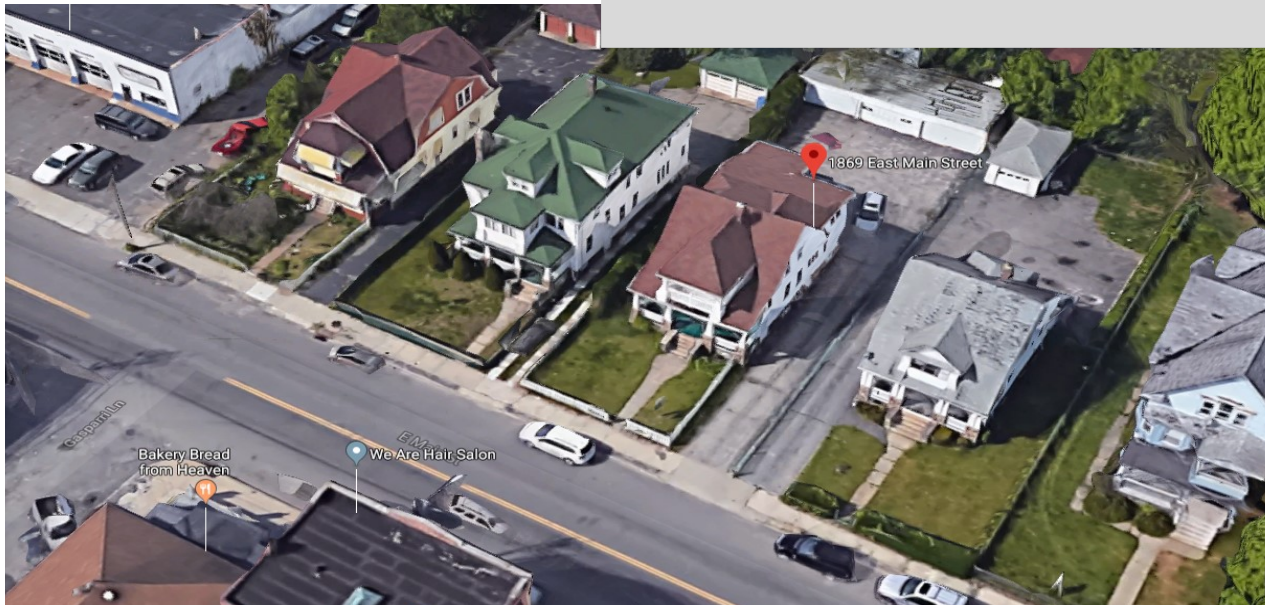


FOR SALE



**1869 East Main Street
Waterbury, CT 06705**

**2,100 +/- S/F Mixed Use Building
High Traffic Location
1st Floor Office
2nd Floor 2 Bedroom Apartment
Asking: \$129,000.00**



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

1st Floor Offers:
Office Space /Waiting Area
Reception Area/Patient Rooms
2nd Floor Offers:
Updated 2 Bedroom Apartment



Business for Sale
Well Established Chiropractor Practice
\$60,000.00



CONTACT: MARY BUCKLEY
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Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

PROPERTY ADDRESS		1869 East Main Street	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,1000 +/-	Air Conditioning	Yes
Number of floors	2	Sprinkler / Type	No
Avail S/F	1,050 +/-	Type of Heat	Gas
Ext. Construction		OTHER	
Ceiling Height		Acres	.17
Roof	Asphalt	Zoning	Mix use - Comm.
Date Built	1920	Parking	Ample off Street
		State Route / Distance To...	Route 8/
UTILITIES		TAXES	
Sewer	City	Assessment	\$89,430.00
Water	City	Appraisal	\$127,757.00
Gas	EverSource	Mill Rate	60.21
Electrical		Taxes	\$5,384.00
		TERMS	
		Sale	\$129,000.00
		Sale (Business only)	\$60,000.00



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