

**FOR SALE**



**355 Highland Ave  
Suite 101  
Cheshire, CT 06410**

**1,311 S/F Professional Office Condominium  
Located in The Waverly Professional Park  
Super Clean Modern Office  
Desirable high traffic area on busy Route 10  
Ample parking in secure Town of Cheshire  
Asking Price: \$128,000.00**





**Three large offices, reception area  
Well sized waiting room  
Two restrooms and a small kitchenette  
New paint / wood floors  
Move in Condition**



# PROPERTY DATA FORM

**PROPERTY ADDRESS** 355 Highland Ave

**CITY, STATE** Cheshire, CT 06410

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	1,311	Air Conditioning	C/A
Number of floors	2	Sprinkler / Type	
Avail S/F	1,311	Type of Heat	Electric Heat Pump
Ext. Construction	Stucco	<b>OTHER</b>	
Ceiling Height	9'	Acres	
Roof	Asphalt	Zoning	R-20A
Date Built	1986	Parking	Ample
		State Route / Distance To...	Route 8/

**UTILITIES** **Tenant/Buyer to Verify**

Sewer	City
Water	City
Gas	EverSource
Electrical	

**TAXES**

Assessment	\$79,600.00
Appraisal	\$113,715.00
Mill Rate	33.22
Taxes	\$2,644

**TERMS**

Sale	\$128,000.00
Condo fees	\$490.00 per mo.
Condo Assessment	\$60.00 per mo.



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