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FOR SALE

60 Westwood Ave
Waterbury, CT 06708



4,506 +/- S/F Medical Condominium Unit

Suites 43,44,45,46 & 47

Previous Physical Therapist Office

Close proximity to both Waterbury and St. Mary's Hospital

Convenient to Waterbury Central Business District

1/2 mile to Route 8 and I-84

Top Floor location with Outstanding City Views

All reasonable offers entertained

Priced to Sell: \$180,000.00

Priced at \$42.22 PSF

PROPERTY DATA FORM

PROPERTY ADDRESS	60 Westwood Ave
CITY, STATE	Waterbury, CT 06708

BUILDING INFO MECHANICAL EQUIP.

Total S/F	4,506 +/-	Air Conditioning	2 Units
Number of floors	2nd Floor	Sprinkler / Type	Yes
Avail S/F	4,506 +/-	Type of Heat	Gas
Usable S/F	4,142 S/F + 8.8% Common	OTHER	
Ceiling Height	10'	Zoning	CO
Roof	Rubber 2011	Parking	Ample
Date built	1987/ 1993		
Exterior construction	Block		

UTILITIES

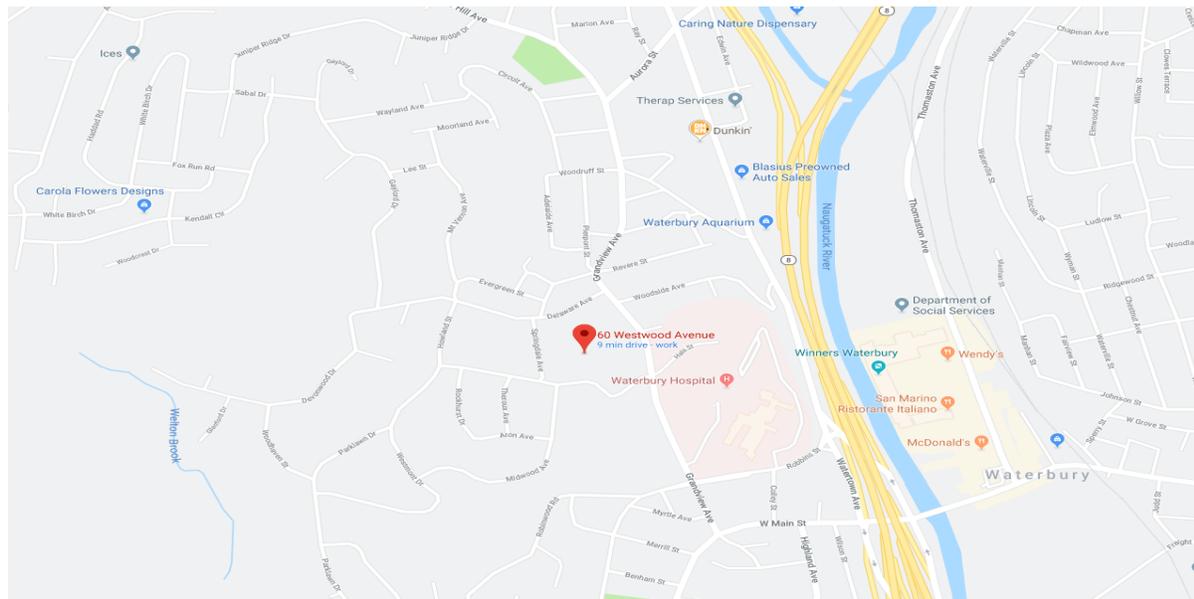
Sewer	City
Water	City
Gas	EverSource
Electrical	

TAXES

Assessment	\$212,520.00
Mill Rate	60.21
Taxes	\$31,448.96

TERMS

Sale price	\$180,000.00
Condo fees	\$765.00 per mo.



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