

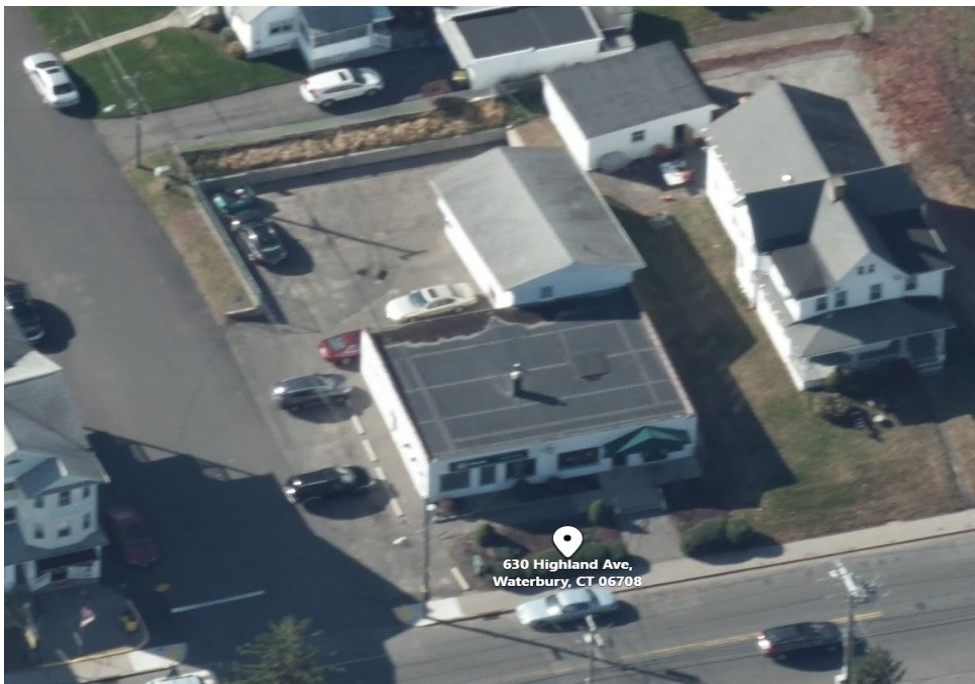
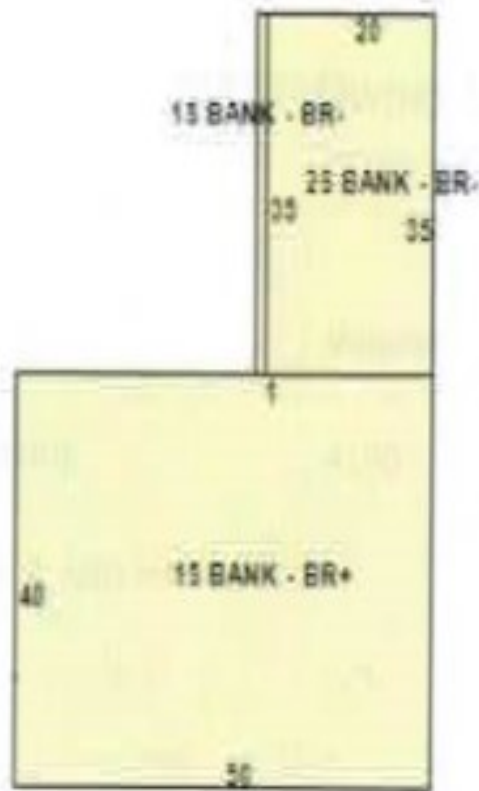
FOR LEASE



**630 Highland Ave
Waterbury, CT 06708**

**Highly Sought After Highland Ave Location
2,735 S/F Retail/ Office
Private On Site Parking
Former Bank Space with Additional
Training/Meeting Room
Lease rate: \$16.00 NNN**





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PROPERTY DATA FORM

PROPERTY ADDRESS		630 Highland Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,435	Air Conditioning	Wall unit
Number of floors	1	Sprinkler / Type	No
Avail S/F	*2,735 - Divisible to +/-2,000	Type of Heat	Oil / Forced Hot Air
Ext. Construction	Concrete Block	OTHER	
Ceiling Height	9'	Acres	.19
Roof	Newer/ Flat	Zoning	RL
Date Built	1957	Parking	Ample
		State Route / Distance To...	I84/ .3
		TAXES	
		Assessment	\$366,540.00
		Appraisal	\$523,623.00
		Mill Rate	60.21
		Taxes	\$22,069.37
UTILITIES		TERMS	
	Tenant/Buyer to Verify		
Sewer	City	Lease	\$16 NNN
Water	City		
Gas	Available		
Electrical	200 Amps		



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