

# FOR SALE

**109 Watertown Ave Unit 1  
Waterbury, CT**



**+/- 2,280 S/F**

**Professional or Medical Office Condo**

**Ideal location with ample onsite parking**

**In close proximity to Waterbury Hospital and**

**all major highways**

**Long Term Tenant**

**Owner/ User or Investment**

**Priced to sell: \$90,000.00**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 109 Watertown Ave Unit 1

**CITY, STATE** Waterbury, CT

## BUILDING INFO

Total S/F 2,280  
 Number of floors 2  
 Avail S/F 2,280  
 Office space Yes  
 Ext. Construction Brick  
 Ceiling Height 8.5'  
 Roof  
 Date Built 1970

## UTILITIES

Sewer City  
 Water City  
 Gas Yankee Gas  
 Electrical

## MECHANICAL EQUIP.

Air Conditioning  
 Sprinkler / Type Electric heat pump  
 Type of Heat  
**OTHER**  
 Condo fees \$8,000 per year  
 Zoning RM  
 Parking Ample  
 State Route / Distance To...

## TAXES

Assessment \$166,780.00  
 Appraisal \$238,260.00  
 Mill Rate 60.21  
 Taxes \$10,300.00

## TERMS

Sale \$90,000.00



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