

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**

Current long term tenant on month to month

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 MECHANICAL EQUIP.

Total S/F	2,280	Air Conditioning	
Number of floors	2	Sprinkler / Type	Electric heat pump
Avail S/F	2,280	Type of Heat	
Office space	Yes	OTHER	
Ext. Construction	Brick	Condo fees	\$8,000 per year
Ceiling Height	8.5'	Zoning	RM
Roof		Parking	Ample
Date Built	1970	State Route / Distance To...	

UTILITIES

Sewer City
 Water City
 Gas Yankee Gas
 Electrical

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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