

FOR SALE



**55 Store Ave
Waterbury, CT 06705**

7,650 S/F on .34 Acres

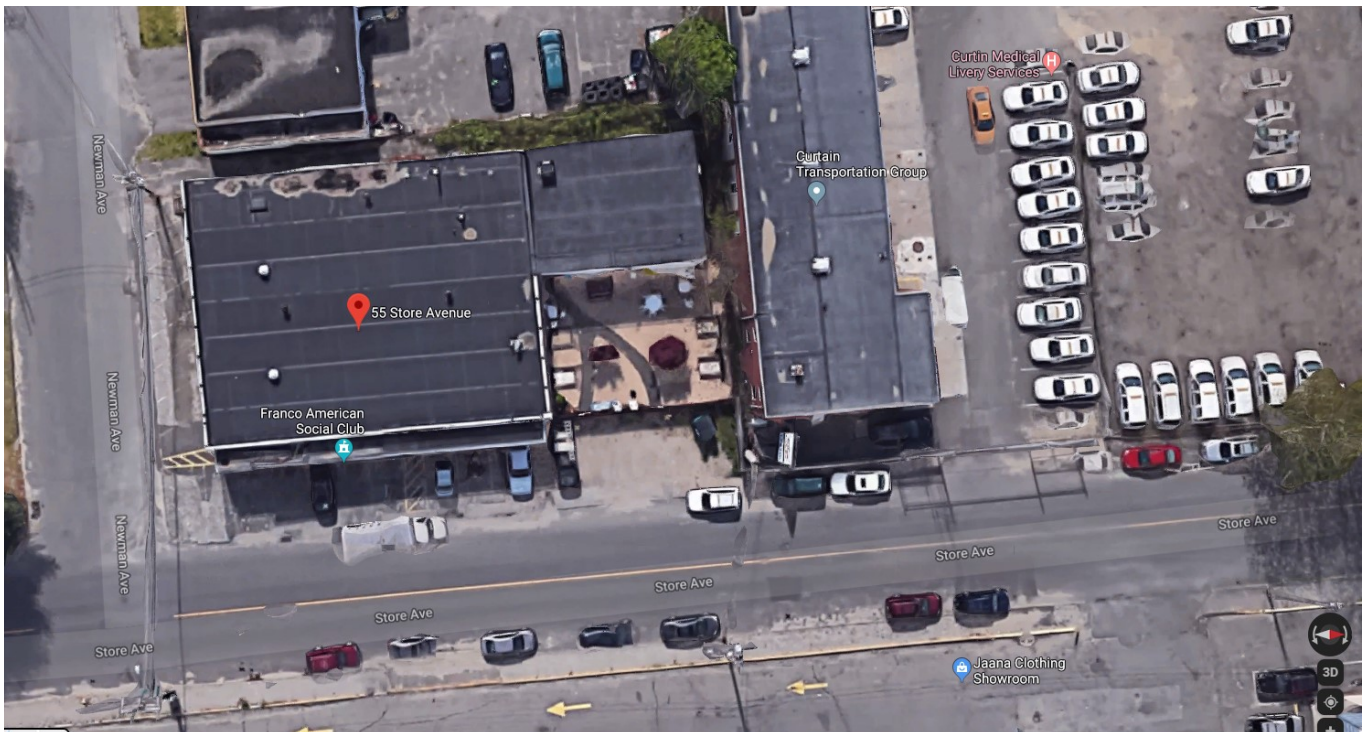
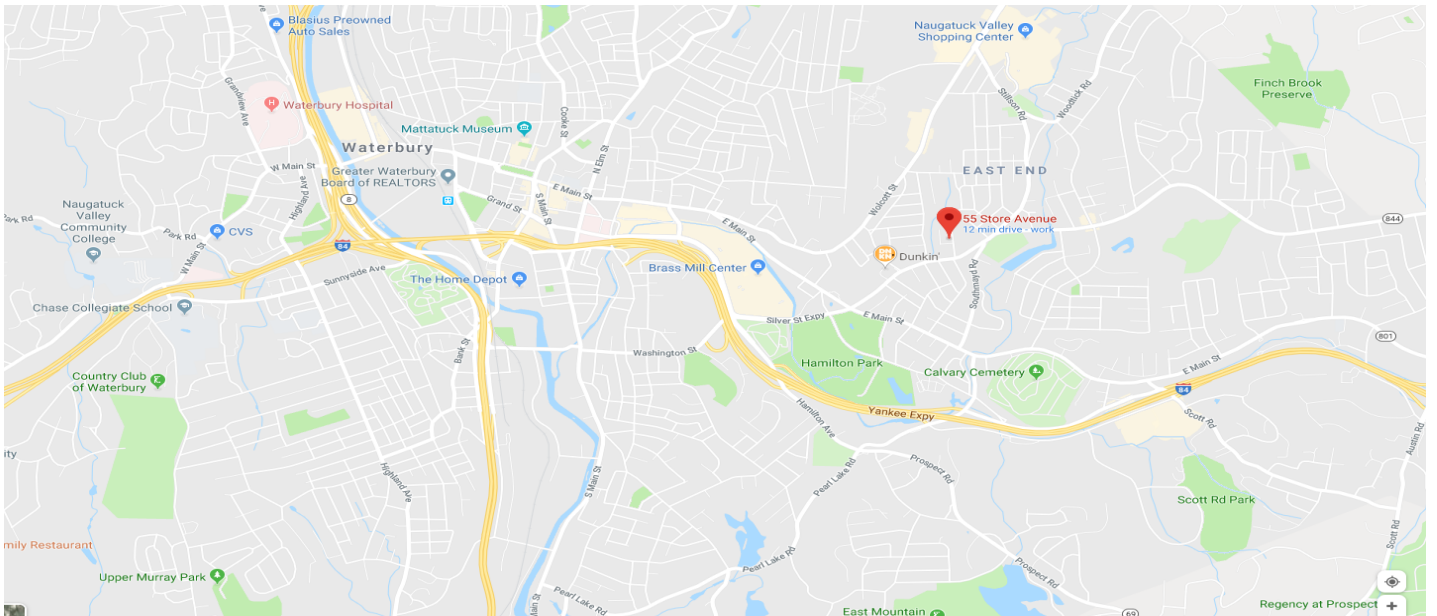
- Franco American Social Club & Catering Hall
- Full Kitchen and Bar Area
- Central Location Minutes to I-84
- Suitable for Many Uses

Offered at: \$229,000.00



Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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PROPERTY DATA FORM

PROPERTY ADDRESS		55 Store Ave	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,650	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	7,650	Type of Heat	Gas
		OTHER	
		Acres	.34
Ext. Construction	Masonry	Zoning	CA- Commercial
Ceiling Height	9'	Parking	+/- 15
Roof	Rubber (12 years)	State Route / Distance To...	Route I-84
Date Built	1945	TAXES	
		Assessment	\$123,270.00
		Appraisal	\$176,097
		Mill Rate	60.21
		Taxes	\$7,655.07
		TERMS	
		Sale	\$229,000.00
UTILITIES			
Sewer	Yes		
Water	Yes		
Gas	EverSource		
Electrical	400 Amps		
	120-208 V		
	3ph Phase		

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