

## **CONTACT: MICHAEL GRIEDER**

E-mail: mgrieder.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

## **FOR SALE**



41 Sherman Ave Waterbury, CT 06704 732 S/F Rare Stand Alone Building with a
Variety of Retail/Commercial or Professional uses
Close Proximity to Waterbury Retail Row
Motivated Seller - Call for Details
Owner Financing Available
Sale asking: \$129,900.00

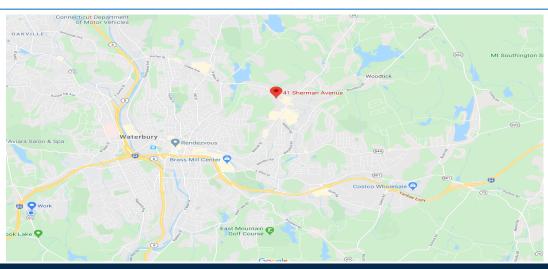


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## PROPERTY DATA FORM

PROPERTY ADDRESS 41 Sherman Ave
CITY, STATE Waterbury, CT 06704

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	732	Air Conditioning	
Number of floors	1 + basement	Sprinkler / Type	
Avail S/F	732	Type of Heat	Oil forced hot air
Office Space		OTHER	
Drive in Doors		Acres	.30
Ext. Construction	Brick & metal siding	Zoning	CA
Ceiling Height	8'	Parking	On site
Roof	Shingle	State Route / Distance To	
Date Built	1949	TAXES	
		Assessment	\$66,750.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$95,376.00
Sewer	Septic /City available	Mill Rate	60.21
Water	Well/ City available	Taxes	\$4,019.00
Gas	No	TERMS	
Electrical		Sale	\$129,900.00



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