

**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**



# 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		<b>OTHER</b>	
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	<b>TAXES</b>	
		Assessment	\$66,750.00

**UTILITIES** **Tenant/Buyer to Verify**

Sewer	Septic /City available	Appraisal	\$95,376.00
Water	Well/ City available	Mill Rate	60.21
Gas	No	Taxes	\$4,019.00

**TERMS**

Electrical		Sale	\$129,900.00
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