

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

FOR SALE

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*2807 East Main Street
Waterbury, CT 06705*

4,391+/- Commercial Mixed Use on .14 Acres
4 Retail Spaces ,1 Garage Space and
2 Potential Apartments on 2nd floor
High Traffic Area
Easy Access to Highway
Asking: \$250,000.00



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

Godin Property Brokers L.L.C.

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2807 East Main Waterbury, CT				
Income/Lease Details				
Unit	Tenant	Description	Lease / Month	Potential
1	Wiring Funds	500 s/f	5 Year / \$500.00	
2	Barber Shop	500 s/f	1 Year / \$600.00	
	Back Garage / Wilson	400 s/f	Monthly / \$250.00	
3	Home Care	900 s/f	5 Year / \$800.00	
4	Bar	900 s/f	1 Year / \$900.00	
1	Potential 2 Apartments	1,200 s/f		\$1,500.00
Annual Income			\$36,600.00	\$18,000.00



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PROPERTY DATA FORM

PROPERTY ADDRESS	2807 East Main Street
CITY, STATE	Waterbury, CT 06705

BUILDING INFO

Total S/F	4,391 +/-
Number of floors	2
1st floor	
2nd floor	3,200 +/-
Drive in Doors	
Ext. Construction	Brick, Solid
Ceiling Height	9'
Roof	Newer
Date Built	1955

MECHANICAL EQUIP.

Air Conditioning	C/A
Sprinkler / Type	
Type of Heat	W / Air Gas

OTHER

Acres	.14
Zoning	Retail
Parking	Ample
State Route / Distance To...	I-84

UTILITIES

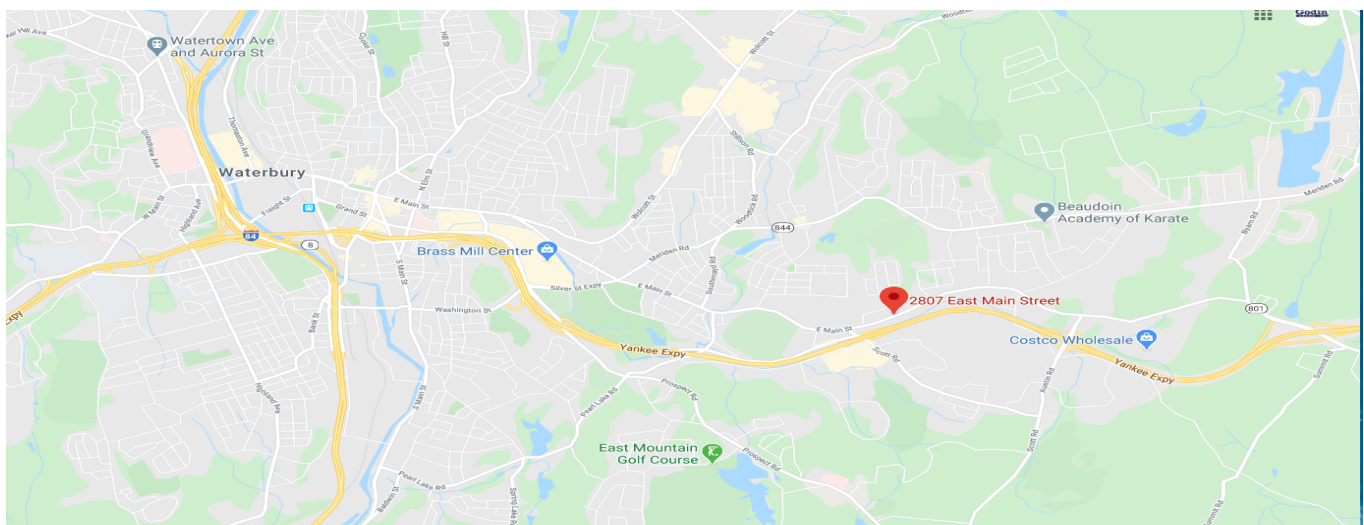
	Tenant/Buyer to Verify
Sewer	City
Water	City
Gas	EverSource
Electrical	EverSource

TAXES

Assessment	\$117,320.00
Appraisal	\$167,603.00
Mill Rate	60.21
Taxes	\$7,063.83

TERMS

Sale	\$250,000.00
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