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Middlebury, CT, 06762

# FOR SALE/LEASE

**207 Bank Street  
Waterbury, CT 06702**



**Buckingham Square  
Office Suites from 300 S/F - 7,800 S/F  
3rd Floor Views with Elevator  
Shared Conference Room and Break Area  
Historic Downtown Location  
2020 Remodel in Progress  
Easy Access to I-84 & RTE 8  
Ideal for all Professional Uses**

**Lease Price: Suites from \$500.00 - \$12.00 PSF Gross + Utilities  
Sale Price \$390,000.00**

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.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	207 Bank Street Unit 3A & 3B
<b>CITY, STATE</b>	Waterbury, CT 06702

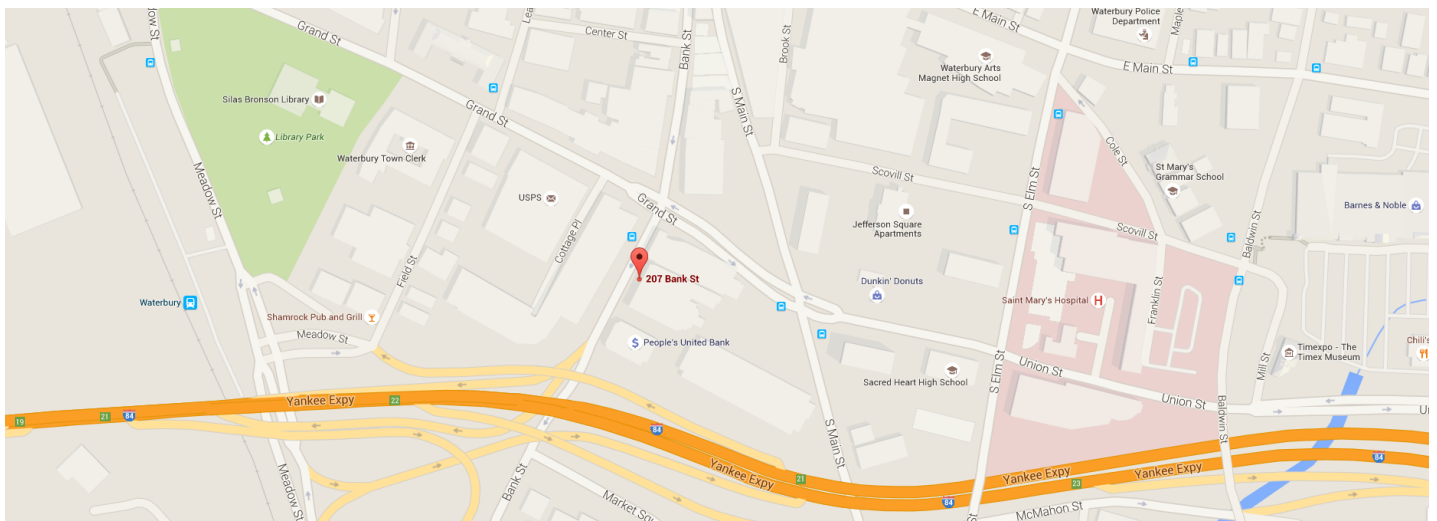
BUILDING INFO	MECHANICAL EQUIP.		
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Total S/F	7,800	Air Conditioning	Central	
Number of floors	4	Sprinkler / Type	No	
Avail S/F	7,800 +/-	Type of Heat	Gas heat pump	
Will subdivide to	1,000	<b>TAXES</b>	3A	3B
Office Space	7,800	Assessment	83,020	87,570
Ext. Construction	Brick	Mill Rate	58.77	58.77
Int. Construction		Taxes	\$4,833	\$5,098

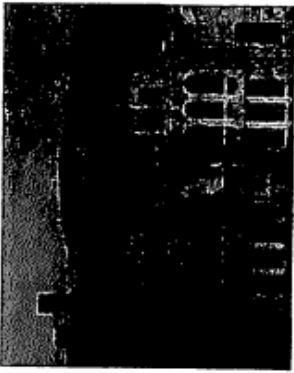
Ceiling Height		<b>OTHER</b>		
Roof		Total Acres	Condo	
Date Built	1910	Zoning	CBD	

<b>UTILITIES</b>		Parking	Available Garage	
Sewer	City	Interstate	I-84	
Water	City	Distance to	Immediate	
Gas	Yes	State Route	RTE 8	
Electrical		Distance to	1/2 Mile	

		<b>TERMS</b>		
		Sale Price	\$390,000.00	
		Lease Rate	\$12 Gross + Utilities + parking	



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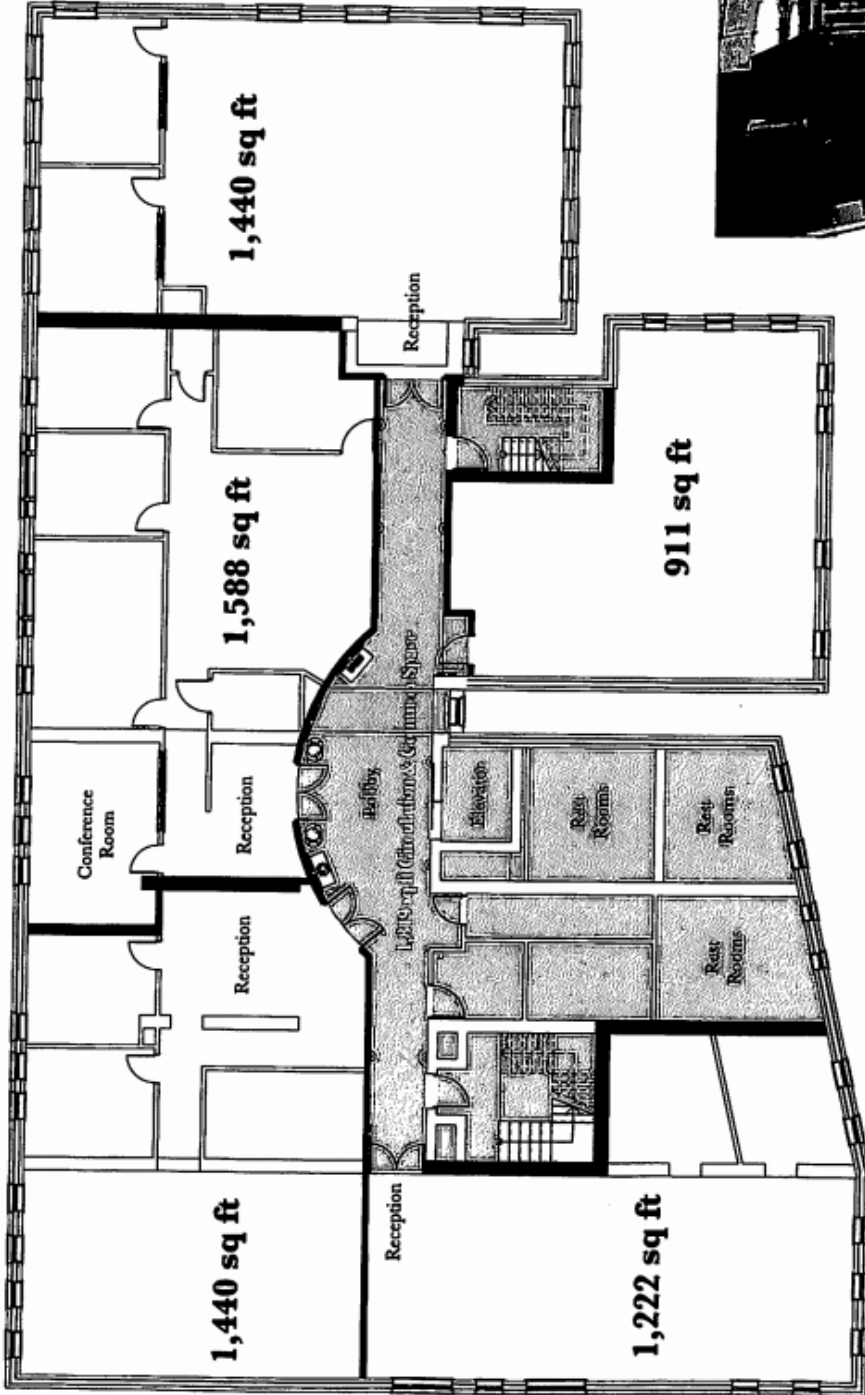
Exterior View - Painting



3rd Floor Corridor - Conceptual

PREPARED BY CASSIDY ARCHITECTURE, LLC

[www.cassidyarchitecture.com](http://www.cassidyarchitecture.com)



3rd Floor Plan

Conceptual Division of Spaces

**Buckingham Square**  
**207 - 231 Bank Street Waterbury, CT**  
 Member - National Trust of Historic Places  
 Interested parties call (203) 756-8961