

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: \$119,900.00**



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		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**

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	\$119,900.00
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