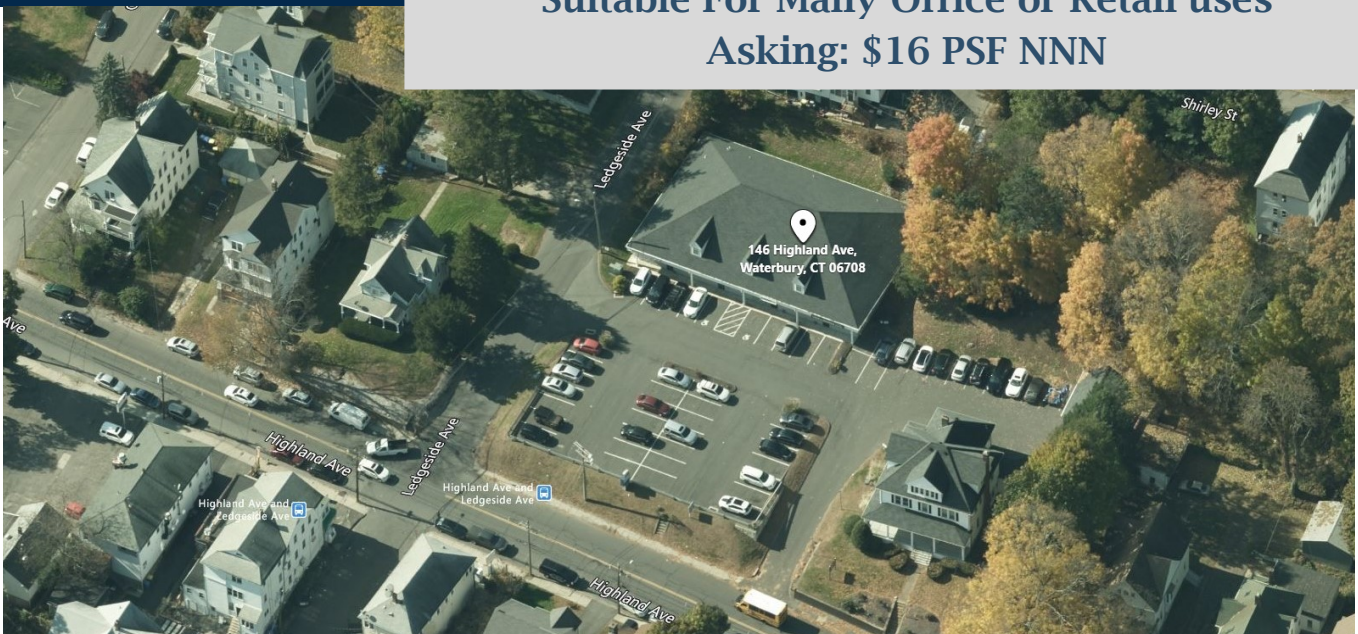


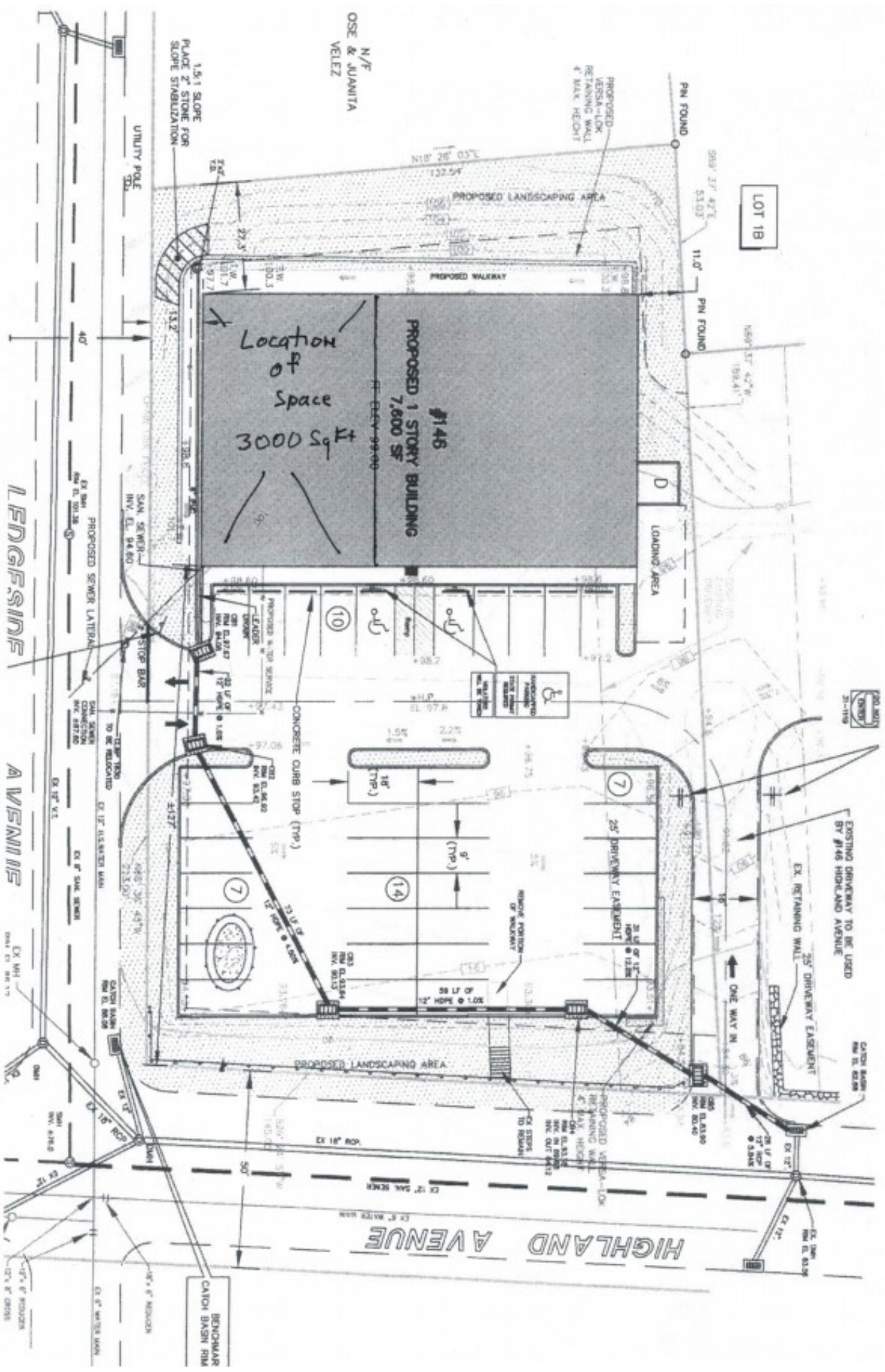
FOR LEASE



**146 Highland Ave
Waterbury, CT 06708**

3,000 S/F Available
Great Neighborhood Shopping/Office Center
Conveniently Located on Highland Ave
Close to Major Highways and Hospitals
Currently Medical Space
Suitable For Many Office or Retail uses
Asking: \$16 PSF NNN





LOT 1B

N/E
OSE & JUANITA
VELEZ

PROPOSED 1 STORY BUILDING
#146
7,600 SF
ELEV. 99'-00"

Location of Space
3000 Sq Ft

LENGGAIN

AVENUE

HIGHLAND AVENUE

EXISTING DRIVEWAY TO BE USED
BY #146 HIGHLAND AVENUE

25' DRIVEWAY EASEMENT

EX. RETAINING WALL

ONE WAY IN

PROPOSED VESICA-LOK
RETAINING WALL
& BALK HEIGHT

EX STOPS
TO REPAIR

EX 7" DIA. SEWER

EX 6" WATER MAIN

BENCHMARK
CATCH BASIN RIM

EX 7" VENT

EX 6" WATER MAIN

EX 7" VENT

EX 6" WATER MAIN



3-1119

EXISTING DRIVEWAY TO BE USED
BY #146 HIGHLAND AVENUE

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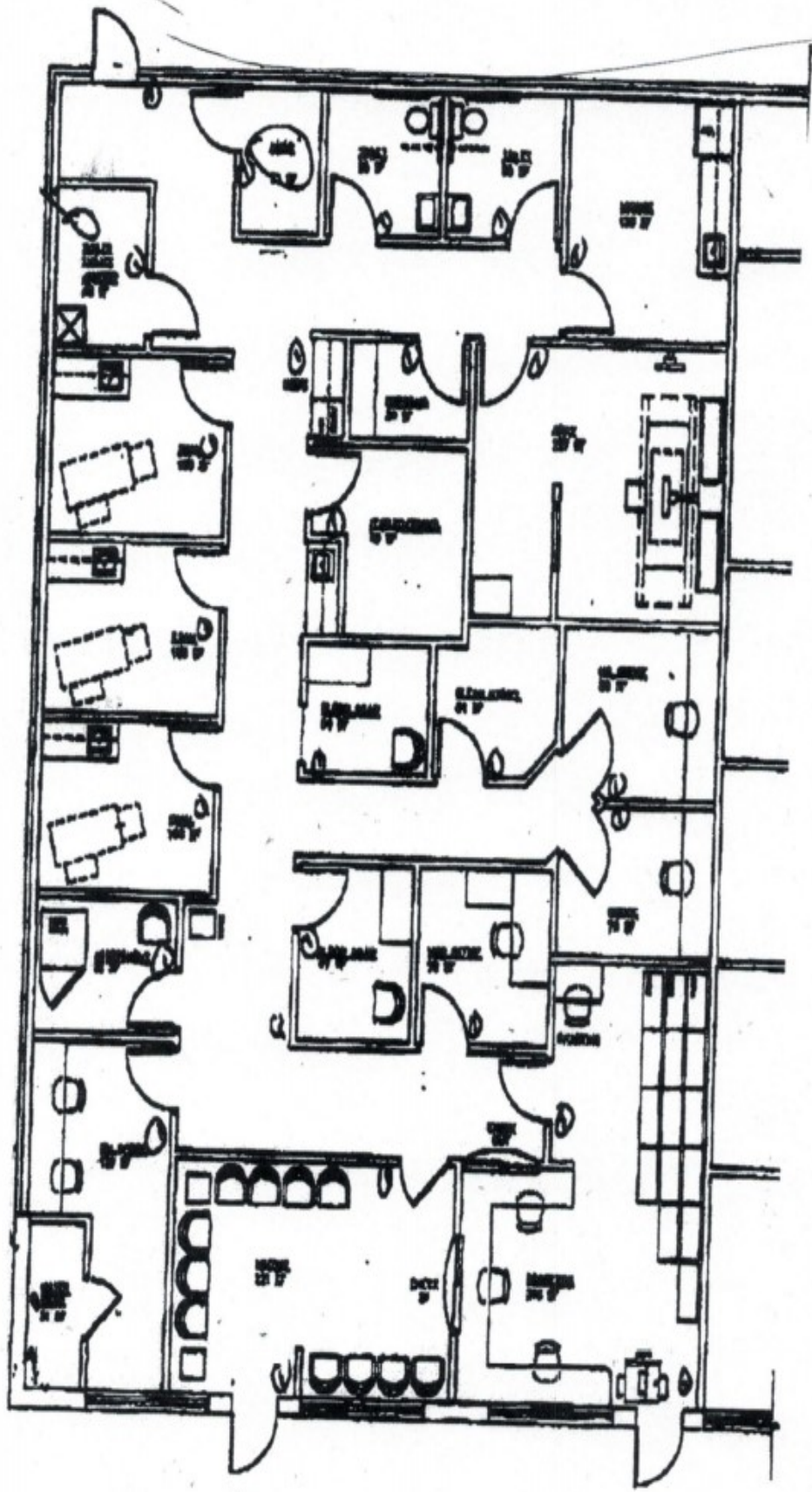
BENCHMARK
CATCH BASIN RIM

EX 7" VENT

EX 6" WATER MAIN

EX 7" VENT

EX 6" WATER MAIN



PROPERTY DATA FORM

PROPERTY ADDRESS 146 Highland Ave

CITY, STATE Waterbury, CT 06708

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	7,590	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	3,000	Type of Heat	Forced Hot Air
Ext. Construction	Concrete block	OTHER	
Ceiling Height	9'	Acres	.73
Roof	Asphalt	Zoning	CN
Date Built	2008	Parking	42 Spaces
		State Route / Distance To...	.25 to RTE 8 & I84

UTILITIES

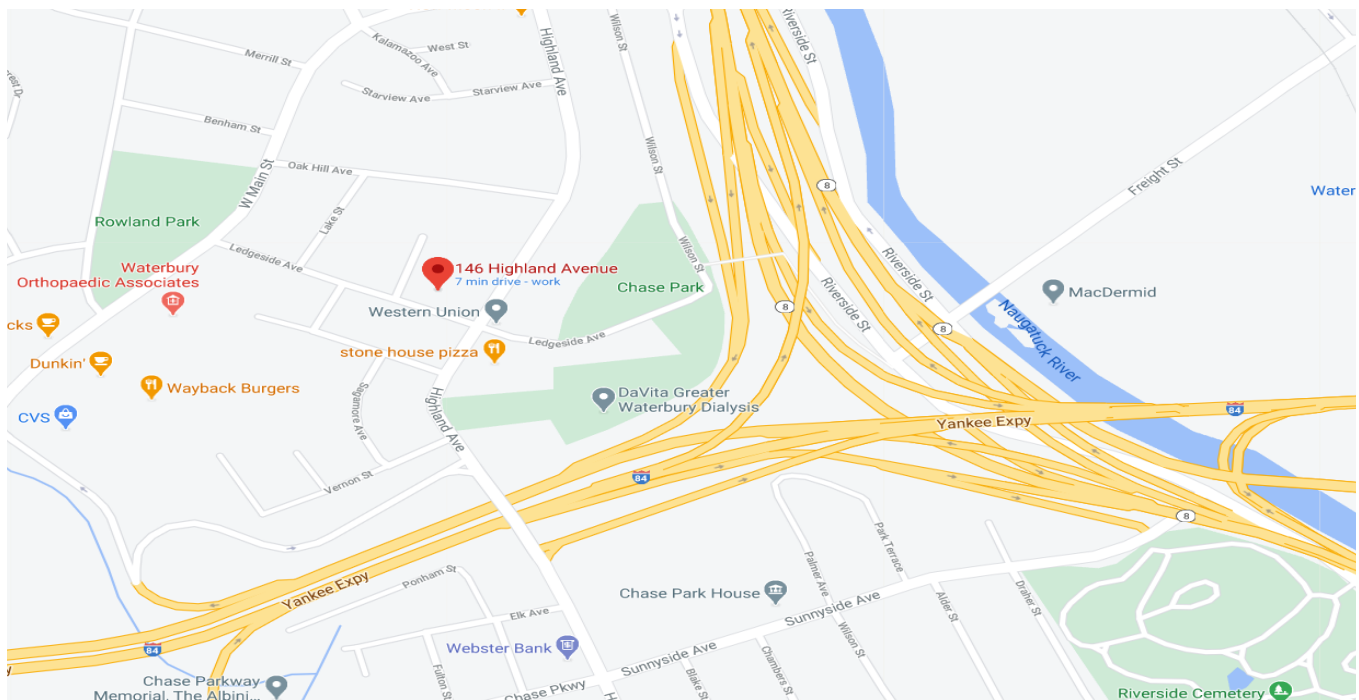
Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

TAXES

Assessment	\$592,520.00
Appraisal	\$846,450.00
Mill Rate	60.21
Taxes	\$36,795.49

TERMS

Lease	\$16 NNN
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