

**FOR SALE / LEASE**



**345 Meriden Road  
Waterbury, CT 06705**

**5,266 +/- S/F Retail / Office Building**  
**Located on Busy Meriden Road**  
**(CT-DOT 12,200 Vehicles Per Day)**  
**Modern Clean Office on 2 Floors**  
**(Second Floor can be Converted Back to Apartments)**  
**Asking: \$468,000.00**  
**Lease Rate: \$12.00 PSF Gross + Utilities**



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.

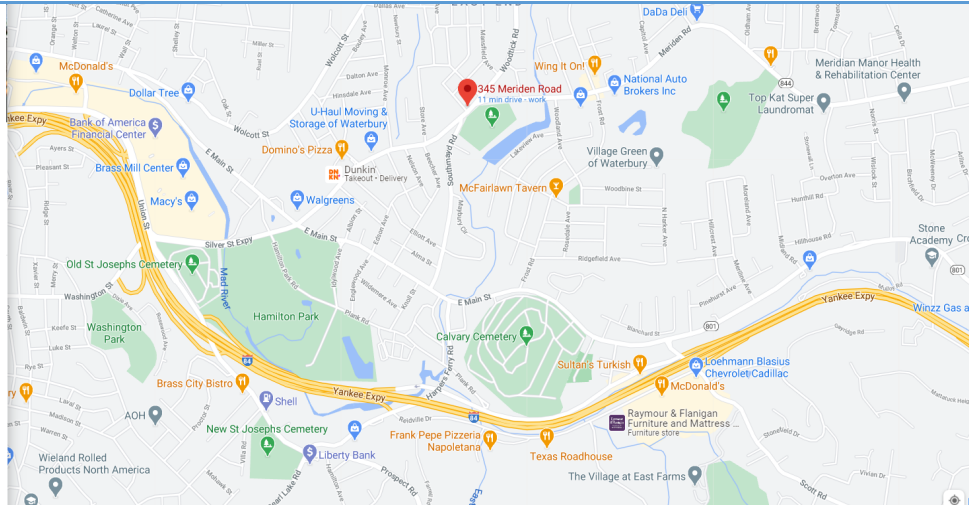
★★★★★ Commercial / Industrial



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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>345 Meriden Road</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06705</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,266	Air Conditioning	C/A
Number of floors	2	Type of Heat	Forced Air/ Gas
Avail S/F	5,266	<b>OTHER</b>	
Office Space	Mixed use		
Drive in Doors	N/A	Acres	.21
Ext. Construction	Siding/ 2019	Zoning	CN
Ceiling Height	9'	Parking	Ample
Roof	2016	State Route / Distance To...	I84 1 Mile
Date Built	1940	<b>TAXES</b>	
<b>UTILITIES</b>		<b>Tenant/Buyer to Verify</b>	
Sewer	City	Assessment	\$222,090.00
Water	City	Appraisal	\$317,272.00
Gas	EverSource	Mill Rate	60.21
Electrical	200 amps	Taxes	\$13,792.00
		<b>TERMS</b>	
		Sale	\$468,000.00
		Lease	\$12.00 Gross + utilities



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