

## FOR SALE

## CONTACT: MARY BUCKLEY

E-mail: mbuckley.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

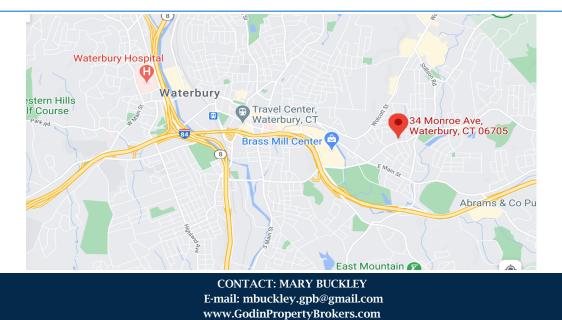


34-40 Monroe Ave Waterbury, CT 06705

Live Where You Work! Residential - Commercial "Package Deal" Single Family - 3 Bedroom 6 Rooms Commercial 3,780 +/- S/F Potential to Switch Back To Garage Located on Busy Meriden Road With Visible Signage Asking: \$299,000.00

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					
PROPERTY ADDRESS34 - 4		0 Monroe Avenue			
CITY, STATE Wa		Water	aterbury, CT 06705		
BUILDING INFO			MECHANICAL EQUIP.		
Total S/F Number of floors Avail S/F	4,860 3,780		Air Conditioning Sprinkler / Type Type of Heat		
Office Space Warehouse			OTHER Acres	.46	
Drive in Doors Ext. Construction Ceiling Height	Possible 2		Zoning Parking State Route / Distance To	Ample I-84	
Roof Date Built			TAXES Assessment	l	
UTILITIES	Tenant/Buyer to Verify		Appraisal		
Sewer	City		Mill Rate		
Water Gas Electrical	City EverSource		Taxes TERMS Sale	\$299,000.00	
Electrical			Sale	\$299,000.00	



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