

## 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

## FOR SALE



34 Monroe Ave Waterbury, CT 06705

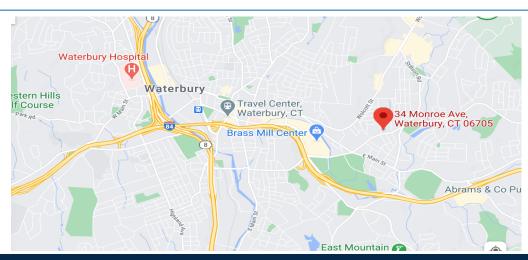
Commercial Building
3,780+/- S/F With Potential 2 Drive-in Doors
2 Floors With Office Space
Signage Visible to Busy Meriden Road
Ideal For Owner User/ Professional Use
Offered at: \$225,000.00

## PROPERTY DATA FORM

PROPERTY ADDRESS 34 Monroe Avenue

CITY, STATE Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,780	Air Conditioning	2nd Floor - C/A 1st Floor Window Units
Number of floors	2	Sprinkler / Type	
Avail S/F	3,780	Type of Heat	_
Office Space		OTHER	
Warehouse		Acres	.33
Drive in Doors	Possible 2	Zoning	CA Mixed Use/ Retail
Ext. Construction	Concrete Block	Parking	6 Spots
Ceiling Height		State Route / Distance To	I-84
Roof		TAXES	
Date Built	1984	Assessment	\$145,120.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$207,309.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$8,737.67
Gas	EverSource	TERMS	
Electrical		Sale	\$225,000.00



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