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**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

<b>PROPERTY ADDRESS</b>		<b>34 Monroe Avenue</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06705</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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		<b>OTHER</b>	
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		<b>TAXES</b>	
Date Built	1984	Assessment	\$145,120.00
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Appraisal	\$207,309.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$8,737.67
Gas	EverSource	<b>TERMS</b>	
Electrical		Sale	\$225,000.00



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