

# Godin Property Brokers<sup>LLC</sup>

★★★★★ Commercial / Industrial

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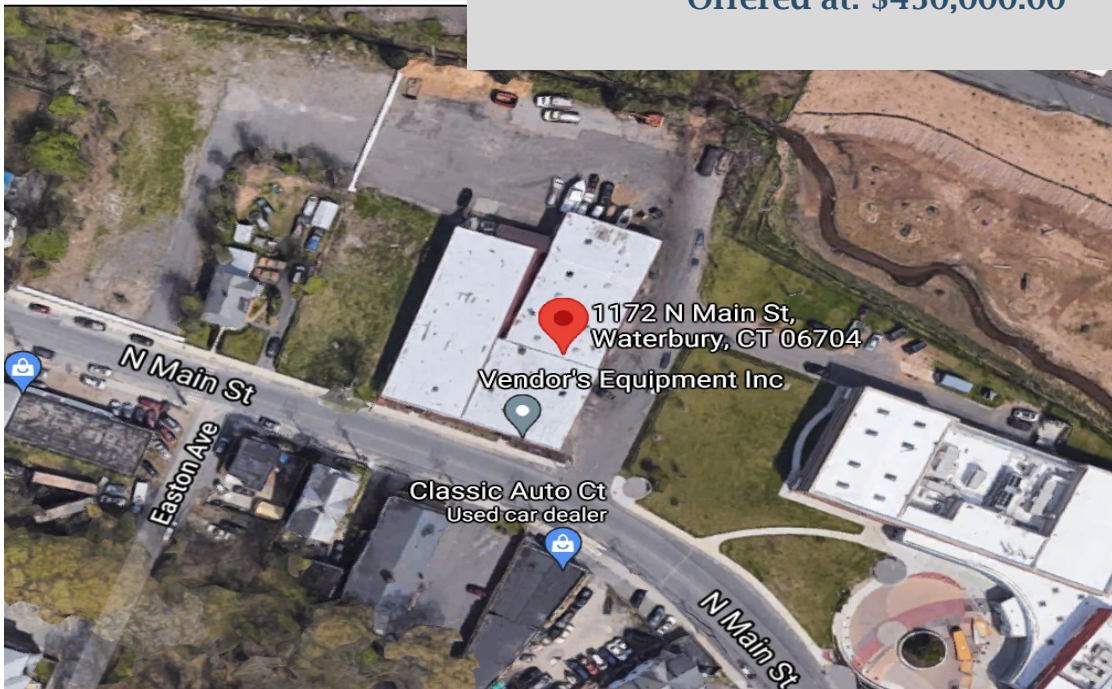
Phone: 203-577-2277 Fax: 203-577-2100

## FOR SALE/LEASE



**1172, 1184, 1236 N. Main Street  
Waterbury, CT 06702**

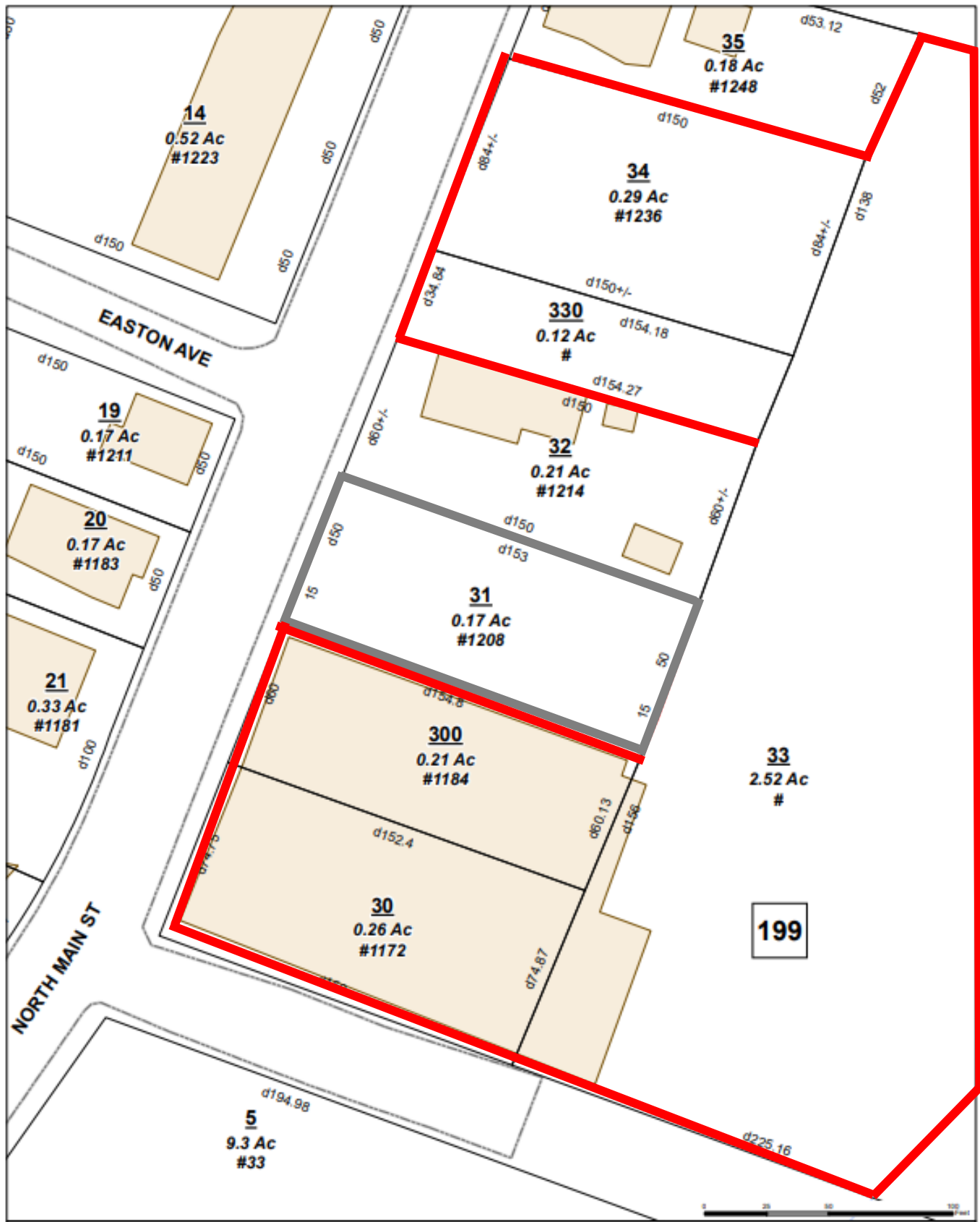
**19,616 S/F Industrial Building  
Ideal For User or Investor  
Clean Facility With Ample Parking  
Currently 7,776 +/- S/F Available  
Lease: \$5.00 + NNN  
Offered at: \$450,000.00**



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.

<p><b><u>1172 North Main St</u></b>          Building Size: 11,840 S/F          Acres: .26          Zoning: RM          Utilities:          Gas: EverSource          Electric: EverSource          City Water: Yes          City Sewer: Yes          Heat:          A/C:          Appraised: \$189,733.00          Assessed: \$132,810.00          Mill Rate: 60.21          Taxes: \$8,247.50</p>	<p><b><u>1184 North Main St</u></b>          Building Size: 7,776          Acres: .21          Zoning: RM          Utilities:          Gas: EverSource          Electric: EverSource          City Water: Yes          City Sewer: Yes          Heat:          A/C:          Appraised: \$158,582.00          Assessed: \$111,010.00          Mill Rate: 60.21          Taxes: \$6,893.72</p>	<p><b><u>1236 North Main St</u></b>          Acres: .29          Zoning: RM          Utilities: Available          Gas:          Electric:          City Water: Available          City Sewer: Available          Heat:          A/C:          Appraised: \$15,225.00          Assessed: \$10,660.00          Mill Rate: 60.21          Taxes: \$661.99</p>	<p><b><u>North Main St</u></b>          Acres: .12          Zoning: RM          Utilities: Available          Gas:          Electric:          City Water: Available          City Sewer:          Heat:          A/C:          Appraised: \$7,481.00          Assessed: \$5,240.00          Mill Rate: 60.21          Taxes: \$325.40</p>	<p><b><u>Hope St</u></b>          Acres: .252          Zoning: RM          Utilities: Available          Gas:          Electric:          City Water: Available          City Sewer:          Heat:          A/C:          Appraised: \$88,594          Assessed: \$62,020          Mill Rate: 60.21          Taxes: \$3,734.22</p>
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Total Appraisal: \$459,615.00  
 Total Assessed: \$321,740.00  
 Total Taxes: \$19,371.97  
 Total Acres: 3.40



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1172 North Main Street	
<b>CITY, STATE</b>		Waterbury, CT 06702	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	19,616 +/- S/F	Air Conditioning	Offices - window
Number of floors	1	Sprinkler / Type	No
Avail S/F	7,776 +/-	Type of Heat	Gas
Will Subdivide to		<b>OTHER</b>	
Office Space	1,000 +/-	Acres	3.40
Total avail docks	3	Zoning	RM -light Industrial
Total avail drive in	3	Parking	Ample
Ext. Construction	Block / Brick	State Route / Distance To...	1 Mile to I-84
Ceiling Height	14'	<b>TAXES</b>	
Date Built	1967	Assessment	
Roof	2020	Appraisal	
<b>UTILITIES</b>		Mill Rate	
Sewer	City	Taxes	
Water	City	<b>TERMS</b>	
Gas	Yes- Eversource	Sale	\$450,000.00
Electrical	1000 Amps	Lease	\$5.00 NNN



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