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**FOR SALE**



***417 Highland Ave Unit 1  
Waterbury, CT 06708***

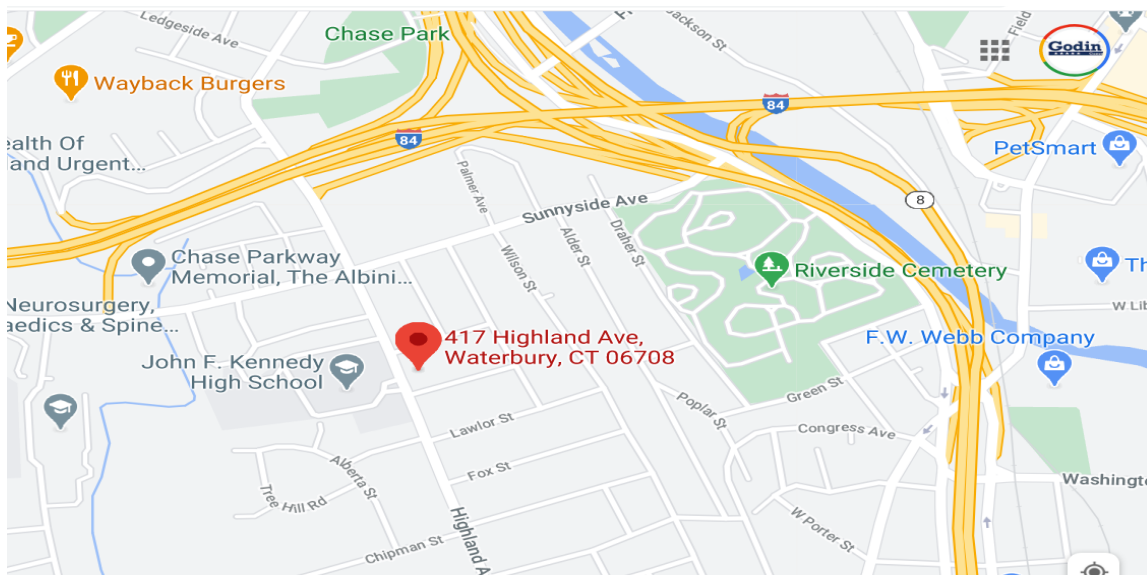
**1,050 S/F Medical / Professional Condo  
On Sought After Highland Ave  
Easy Access With Plenty Of Parking**

**For Sale: \$109,000.00**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>417 Highland Ave</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,050	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	1,050	Type of Heat	Gas F/A
Ext. Construction	Brick Veneer	<b>OTHER</b>	
Roof	Asphalt	Acres	
Date Built	1981	Zoning	Office Building
Ceiling Height		Parking	Ample
		State Route / Distance To...	3/10 mile -84
<b>UTILITIES</b>		<b>TAXES</b>	
	Tenant to Verify	Assessment	\$52,250.00
Sewer	City	Appraisal	\$81,779.00
Water	City	Mill Rate	60.21
Gas	EverSource	Taxes	\$3,450.00
Electrical		<b>TERMS</b>	
		Sale	\$109,000.00



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