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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: \$179,900.00

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	\$179,900.00



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