



**CONTACT: MICHAEL GRIEDER or
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Phone: 203-577-2277 Fax: 203-577-2100

FOR SALE / LEASE



*171 Grandview Ave
Waterbury, CT 06708*

**1,608 S/F Professional / Medical Office Space
Close Proximity to Waterbury Hospital and**

State Route 8 and I-84

Priced to Sell at \$99,000.00

Lease Rate: \$14 PSF NNN

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.

PROPERTY DATA FORM

PROPERTY ADDRESS	171 Grandview Ave
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,608	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	1,608	Type of Heat	Forced Hot Air
Divisible to		OTHER	
Ext. Construction	Brick / Block	Acres	
Roof	Flat Rubber	Zoning	CO
Ceiling Height		Parking	Plenty On Site
Date Built	1984	State Route / Distance To...	Rte. 8/ I84 - 2/10
		TAXES	
		Appraisal	\$161,352.00
		Assessment	\$112,940.00
		Mill Rate	60.21
		Taxes	\$6,800.00
		TERMS	
		Lease Rate	\$14 PSF NNN
		Sale	\$99,000.00
		Condo Fees	\$368.02 monthly
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical			



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