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FOR SALE



***53 Interstate Lane
Waterbury, CT 06705***

15,200 S/F Industrial Building on 1.8 Acres

Easy Conversion to 3 Tenant Building

Great Location with Easy Access to I-84

3 Oversized Doors (12x14)

Large Lot- Possible Expansion

Asking \$995,000.00



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.

PROPERTY DATA FORM

PROPERTY ADDRESS		53 Interstate Lane	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,200	Air Conditioning	Offices
Number of floors	2	Sprinkler / Type	
Avail S/F	15,200	Type of Heat	Gas F/A
Office Space	5,000	OTHER	
Total Avail /Drive-in	3 (12x14)	Acres	1.80
Total/Avail Mezz	1,000	Zoning	IP
Ext. Construction	Block	Parking	Ample
Ceiling Height	16'	State Route / Distance To...	
Roof	Metal	TAXES	
Date Built	1988	Assessment	\$652,261.00
UTILITIES		Appraisal	\$456,580.00
Tenant/Buyer to Verify		Mill Rate	60.12
Sewer	City	Taxes	\$27,466.00
Water	City	TERMS	
Gas	EverSource	Sale	\$995,000.00
Electrical	400 Amps 3/p		
Amps-Volts-Phase	208/3p		



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