

FOR SALE



**134 Thomaston Ave
Waterbury, CT 06702**

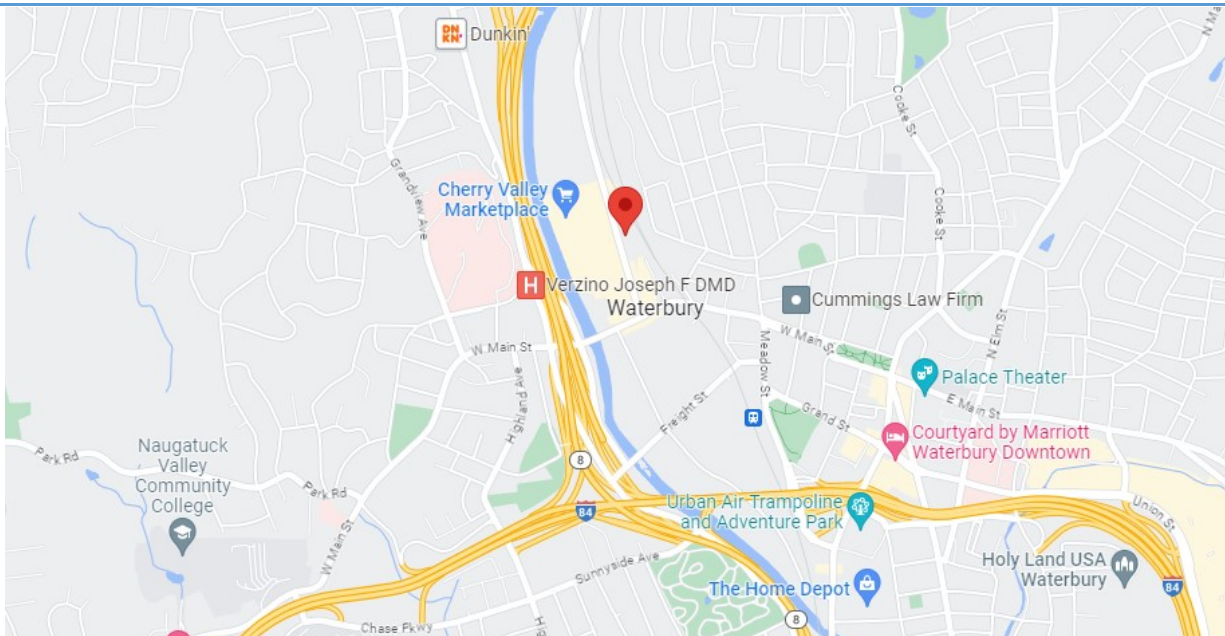
Excellent Business Opportunity
Soapy J's Carwash - Full Service
Business Only - Well Established
Belanger Tunnel - Tunnel Watch Control Panel
Many New Upgrades Including Air Blade Dryers
Annual Sales By Request
Asking: ~~\$545,000.00~~

PRICE DROP!!! \$399,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	134 Thomaston Ave
CITY, STATE	Waterbury, CT 06702

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,350	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	
Avail S/F	3,350	Type of Heat	Gas
Ext. Construction	Block	OTHER	
Roof	Flat 2009	Acres	.53
Date Built	1975	Zoning	BG
Ceiling Height	16'	Parking	Ample
		State Route / Distance	
		TAXES	
		Assessment	\$393,400.00
		Appraisal	\$562,000.00
		Mill Rate	34.56
		Taxes (%)	\$7,440.00
		TERMS	
		Asking:	\$399,000.00
		Rental Terms	\$3,800 gross + utilities
UTILITIES	Tenant to Verify		
Sewer	City		
Water	City		
Gas/Oil	Eversource		
Electrical	400 Amps		



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