

FOR SALE

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***2271 East Main Street
Waterbury, CT 06705***

**4,820 S/F Stand-Alone
Medical / Professional Office Building
In Great Location with Close Proximity
to I-84 in Waterbury**

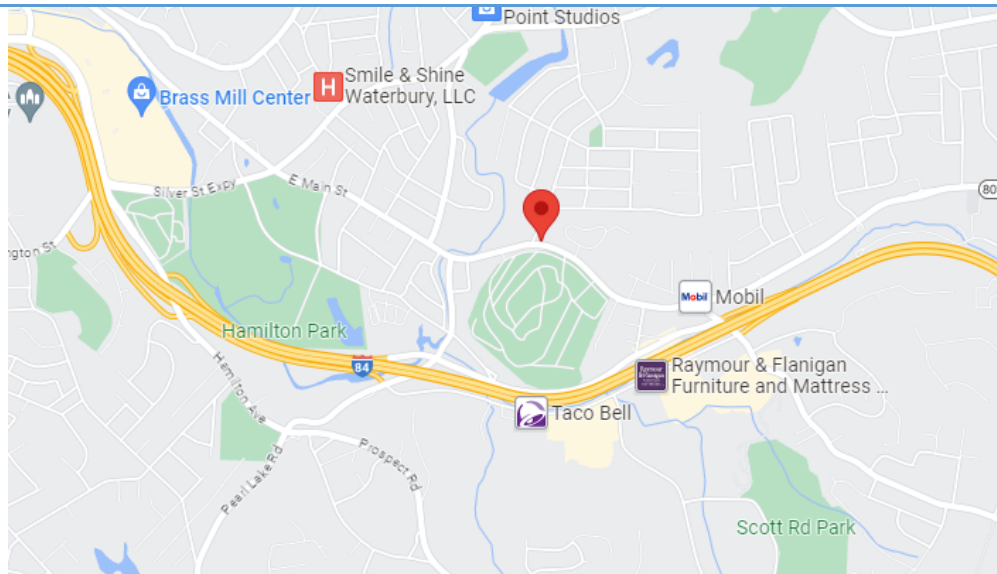
Owners Retired

For Sale at \$399,500.00

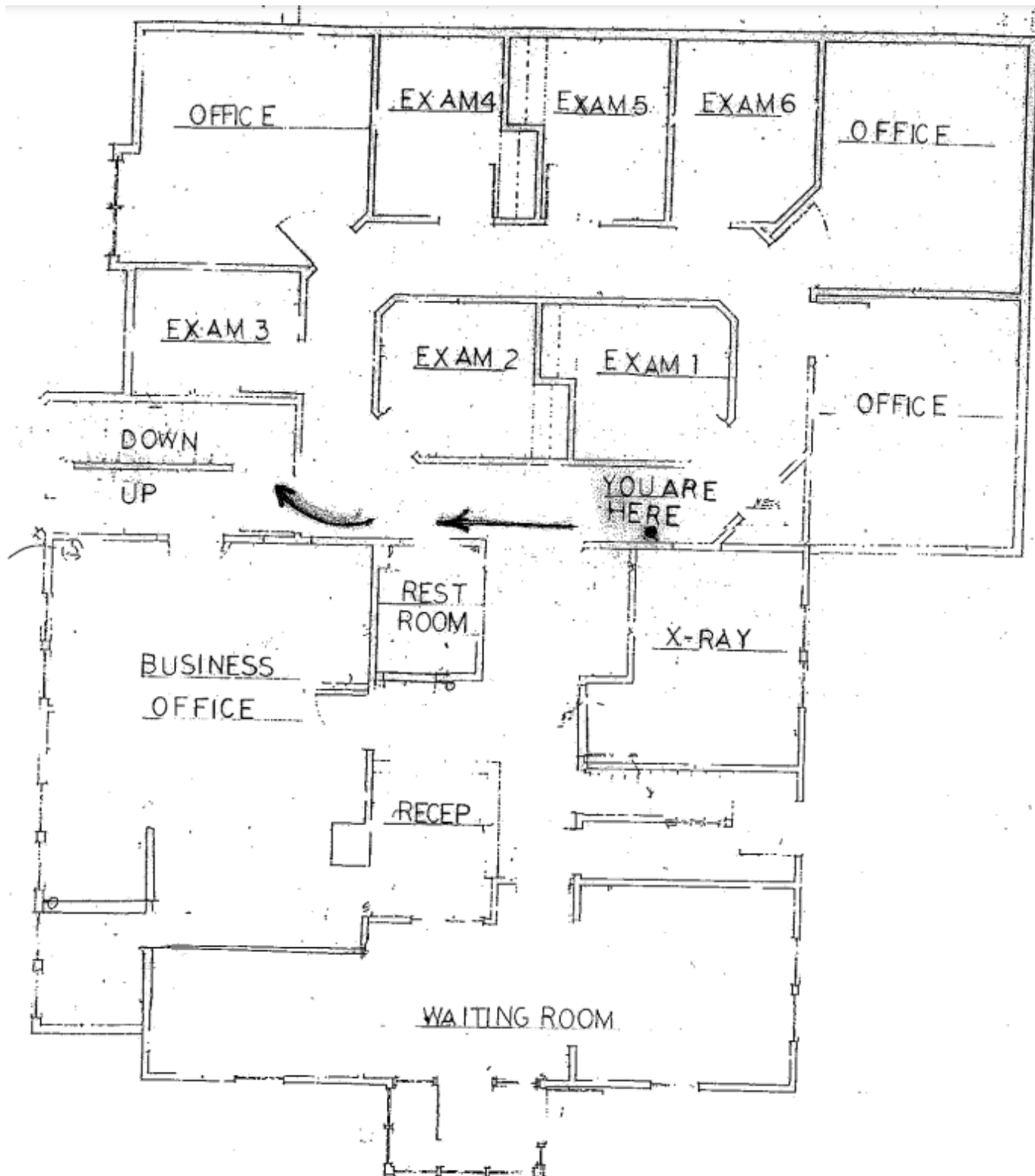


PROPERTY DATA FORM

PROPERTY ADDRESS		2271 East Main Street	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,820	Air Conditioning	Central
Number of floors	2.50	Type of Heat	Oil / Hydro Air
Avail S/F	4,820	Sprinkler / Type	
Will Subdivide to			
Offices		OTHER	
Ceiling Height	9'	Acres	.22
Ext. Construction	Vinyl Siding	Zoning	CG
Drive in doors		Parking	Plenty on site
Docks		State Route / Distance To..	4/10 to I-84
Roof	Asphalt Shingle	TAXES	
Date Built	1957	Assessment	\$354,550
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$506,500
Sewer	CITY	Mill Rate	55.50
Water	CITY	Taxes	\$14,695.63
Gas	No	TERMS	
Electrical		Sale	\$399,500.00



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