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FOR SALE

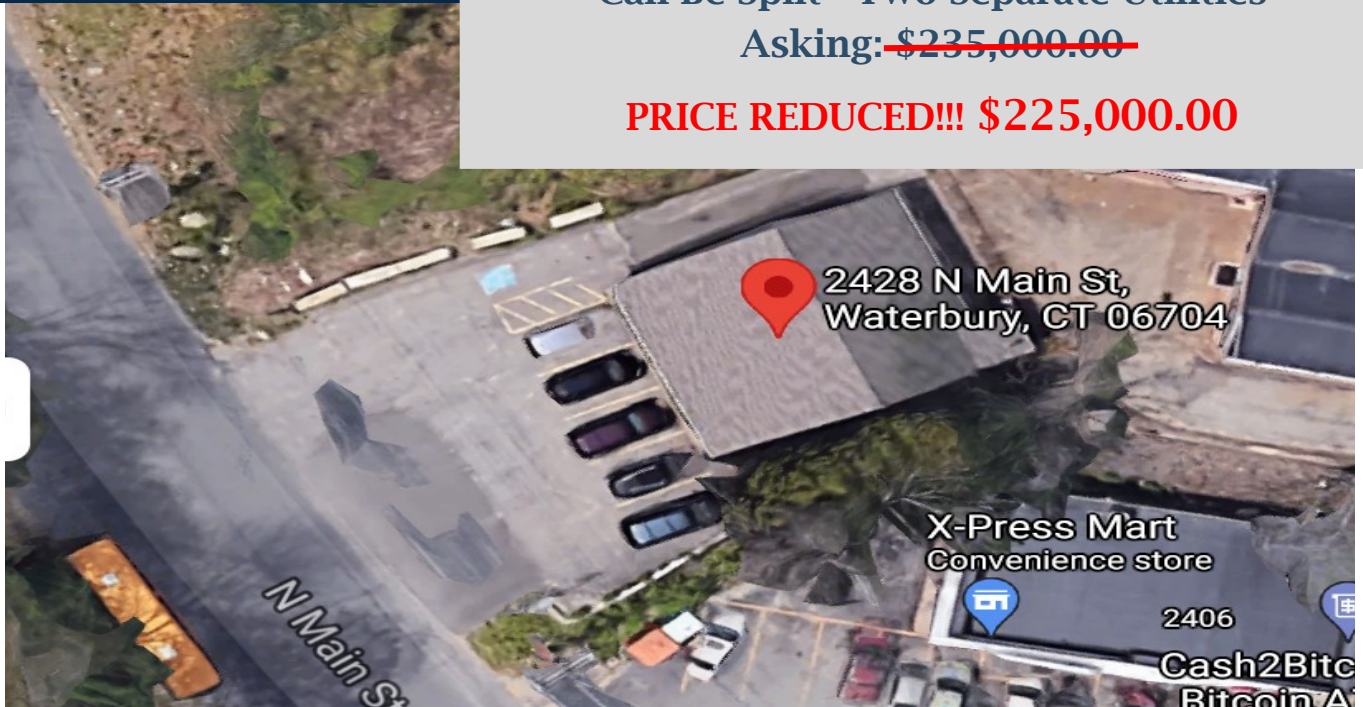


**2428 North Main Street
Waterbury, CT 06704**

**1,424 S/F Rare Stand Alone / Mixed Use
Well Maintained / Ample Parking
Visible Location on Busy N. Main Street
New Central A/C & Heat Systems
Can Be Split - Two Separate Utilities**

Asking: ~~\$235,000.00~~

PRICE REDUCED!!! \$225,000.00



PROPERTY DATA FORM

PROPERTY ADDRESS		2428 North Main Street	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,424 +/-	Air Conditioning	Central / Split
Number of floors	1	Sprinkler / Type	
Avail S/F	Min 800 S/F +/-	Type of Heat	Gas F/A
Office space		OTHER	
Total avail / drive-in		Acres	.13 Acres
Ceiling Height	9'	Zoning	RL- may consider non-conforming
Exterior Construction	Block/ Brick	Parking	Ample
Roof	2014 Composite	State Route / Distance To...	
Date Built	1964	TAXES	
UTILITIES		Assessment	\$126,980.00
Tenant/Buyer to Verify		Appraisal	\$181,400.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$5,832.48
Gas	EverSource	TERMS	
Electrical	2 x 100 Amp	SALE	\$225,000.00



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