

FOR SALE

CONTACT: BRIAN GODIN

OR BROOK LADRIGAN

E-mail: Bgodinpb@gmail.com

Bladrigan.gpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



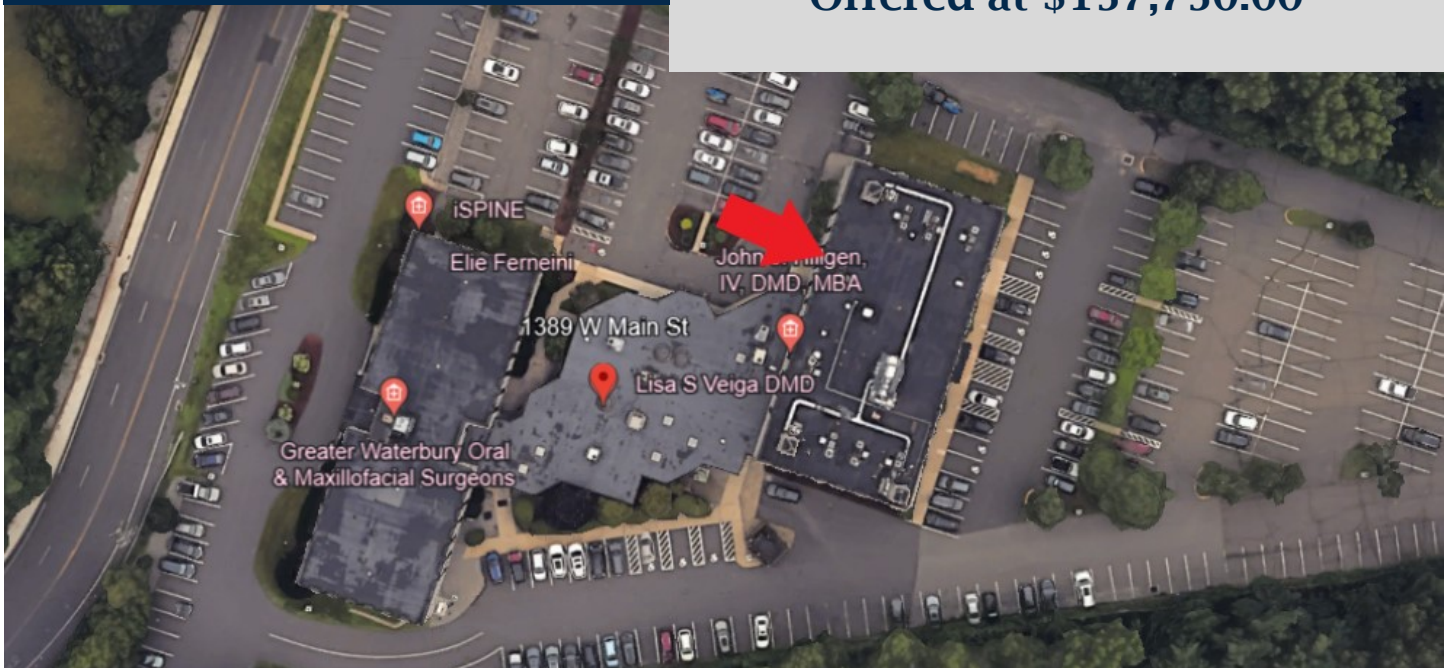
1389 West Main St, #205
Waterbury, CT 06708

Professional /Medical Office Space

2,698 +/- S/F End Cap Suite

Reception, Waiting Area, 8 Offices,
3 Bathrooms & Kitchen Area

Offered at \$157,750.00



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	1389 West Main St, #205
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,698 +/- S/F	Air Conditioning	Yes
Number of floors	3	Sprinkler / Type	
Avail S/F	2,698 +/- S/F	Type of Heat	Gas
		OTHER	
Ceiling Height		Acres	.47
Ext. Construction	Brick	Zoning	CO
Roof	Rubber	Parking	Ample on Site
Date Built	1988	State Route / Distance To...	.5 mi I-84 / 1.1 mi RT 8
		TAXES	
		Assessment	\$212,030.00
		Appraisal	\$302,900.00
		Mill Rate	60.21
		Taxes	\$12,766.33
		TERMS	
		SALE	\$157,750.00
		Condo fees include: Heat a/c, electric, sewer, water	\$1785.00/mo
UTILITIES	Tenant/Buyer to Verify		
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	Eversource		

