



FOR SALE

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



235 Meriden Rd

Waterbury, CT 06705

6,800 +/- S/F Leased Commercial Building

High Traffic Area 12,900 +/- Cars Daily Per DOT

CA Zoned

.45 Acres on Signalized Corner

Two Tenants in Place with Long Term Leases

Large Bonus Basement Area

Net Operating Income +/- \$60,000.00

Offered at \$595,000.00

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	235 Meriden Rd
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,800 +/-	Air Conditioning	No
Number of floors	Lower Level	Sprinkler / Type	No
Avail S/F	6,800 +/-	Type of Heat	Gas - Oil
Avail Overhead Doors	2	OTHER	
Ceiling Height	14'	Acres	.45
Ext. Construction	masonry	Zoning	CA Commercial
Avail Docks		Parking	15 +/-
Column Space		State Route / Distance To...	1mi to I-84
Roof		TAXES	
Date Built	1958	Assessment	\$274,120.00
UTILITIES		Appraisal	\$391,600.00
Tenant/Buyer to Verify		Mill Rate	60.21
Sewer	Yes	Taxes	\$16,504.77
Water	Yes	TERMS	
Gas	Yes		
Electrical	200 amps / 120/208 volts	SALE	\$595,000.00

Tenant Information

Big Apple Mini Mart (Unit C Approx. 2,500 S/F)

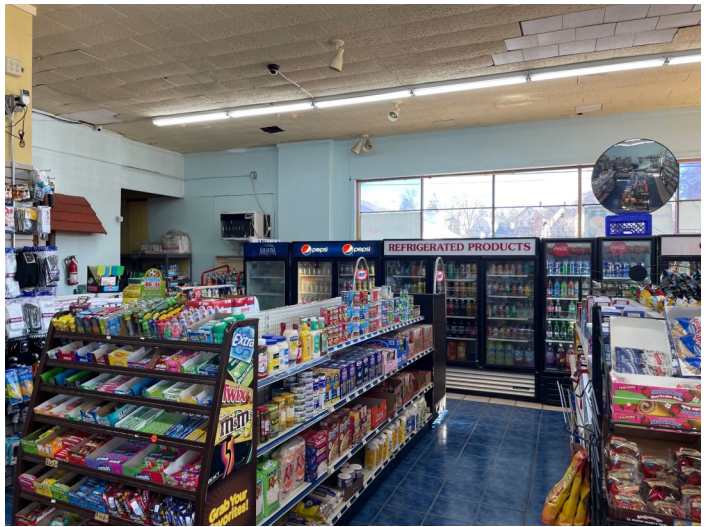
Ten (10) Year Term 8/1/2020 - 7/31/2030

Current Rent \$2,500.00 Monthly with Annual Increases

Bins Zone (Units A & B Approx. 4,300 S/F)

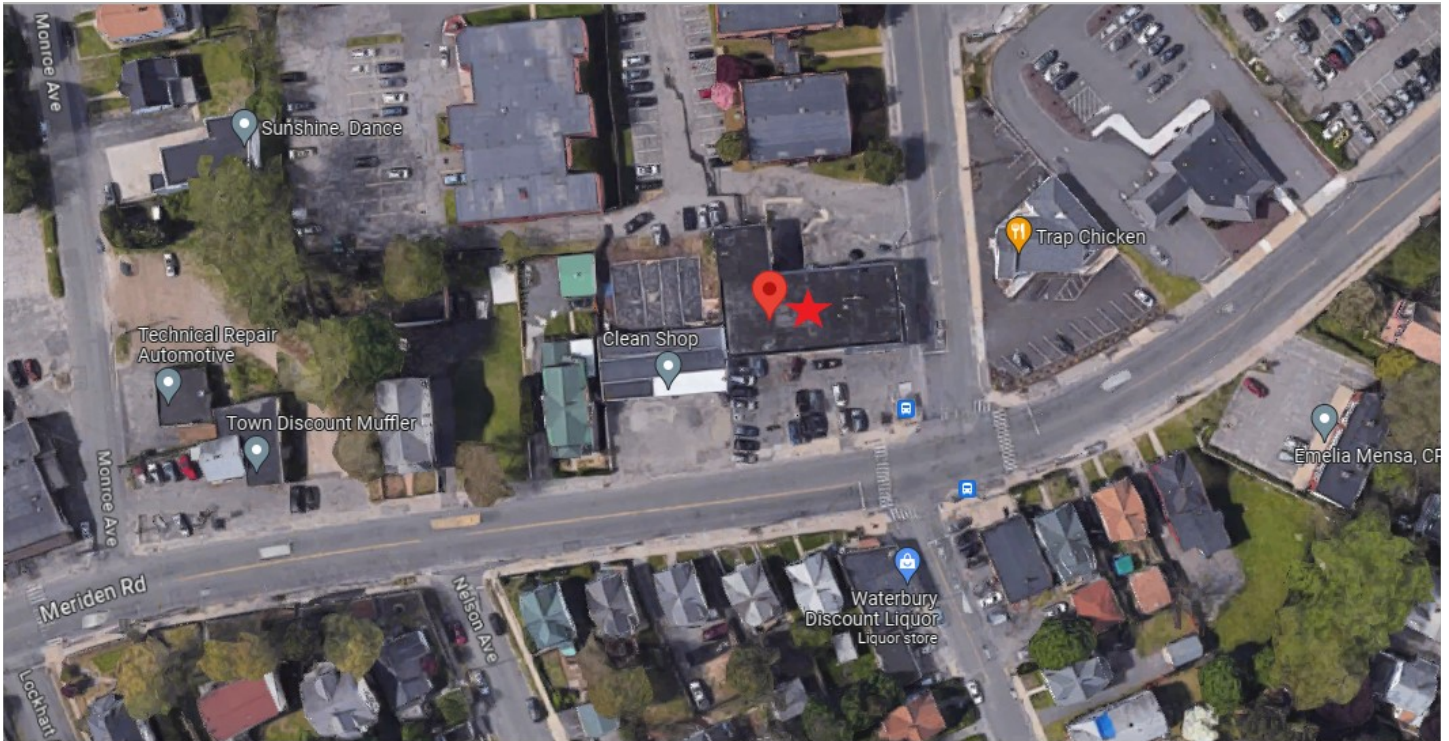
Five (5) Year Term 8/1/2023 - 7/31/2028

Current Rent \$4,200.00 Monthly with Annual Increases

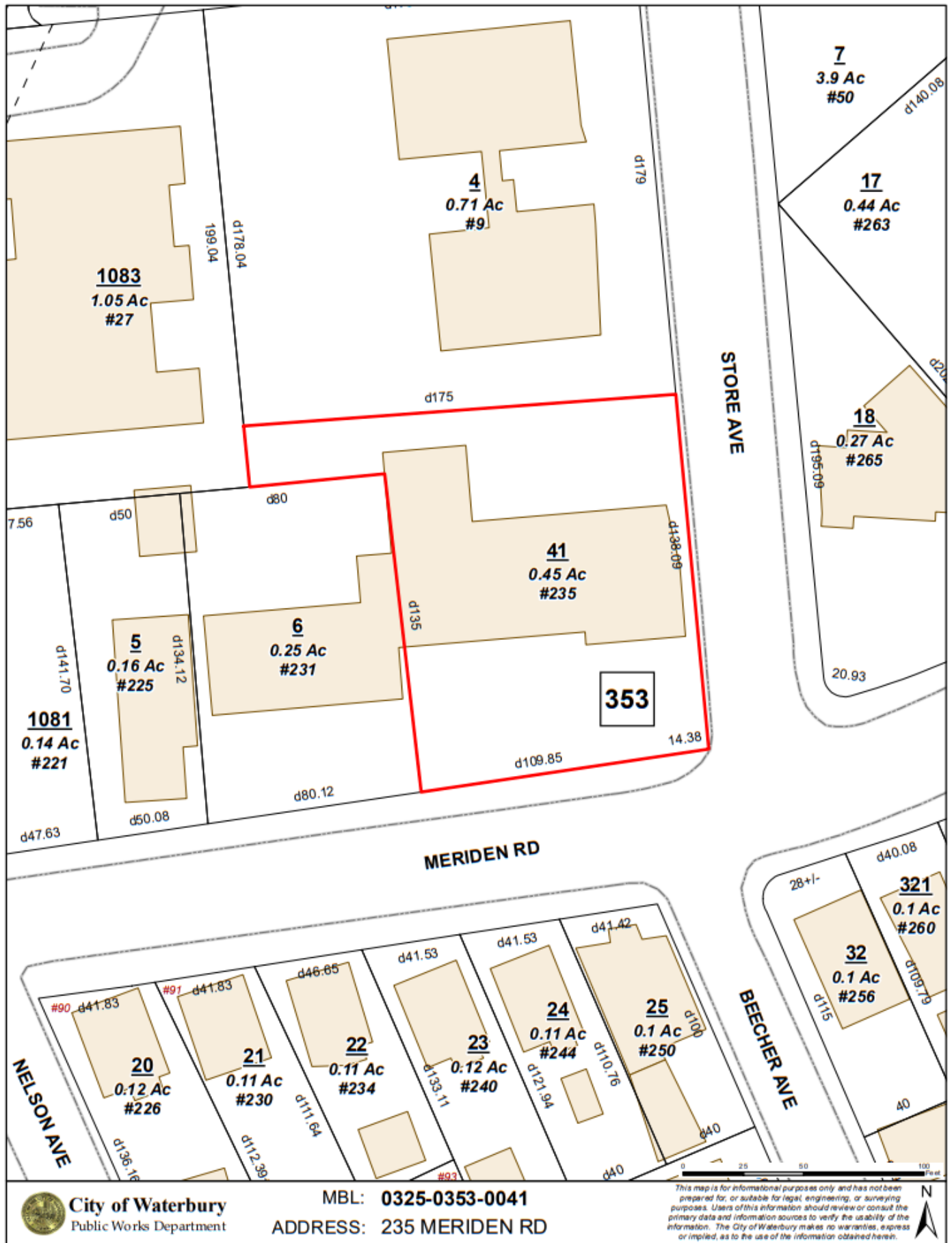


Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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City of Waterbury
Public Works Department

MBL: 0325-0353-0041
ADDRESS: 235 MERIDEN RD