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# **FOR SALE**



**60 Westwood Ave  
Waterbury, CT 06708**

**6,176 S/F Medical Condominium**

**Suites 1, 2, 3, 4, 9, 10, 11, & 12**

**14 Exam Rooms, 8 Consult Rooms, Procedure Room, Reception  
& Breakroom**

**Ideal for All Medical and/or Professional Users**

**Close Proximity to Both Waterbury & St. Mary's Hospital**

**Convenient to Waterbury Central Business District**

**1/2 Mile to Route 8 & I-84**

**Outstanding City Views with Ample Parking**

**Asking Price: \$650,000.00**









## 60 Westwood Ave (Suites 1,2,3,4,9,10, 11, 12)

Waterbury, CT 06708

Total Square Feet	6,176
Year Built	1987
Total Appraised Value	\$ 604,206.00
Total Assessed Value	\$ 422,940.00
Total Taxes	\$ 25,465.24
Condo Mo. Fees	\$1,360 month
Water / Sewer	City
Heat - Forced Air	Gas
Exterior Construction	Brick on Block

Suite Number	1	2	3	4
Square Feet	772	772	772	772
Appraised Value	\$ 71,506.00	\$76,100.00	\$ 76,100.00	\$ 76,100.00
Assessed Value	\$ 50,050.00	\$53,270.00	\$ 53,270.00	\$ 53,270.00
Taxes	\$ 3,013.51	\$ 3,207.39	\$ 3,207.39	\$ 3,207.39

Suite Number	9	10	11	12
Square Feet	772	772	772	772
Appraised Value	\$ 76,100.00	\$76,100.00	\$ 76,100.00	\$ 76,100.00
Assessed Value	\$ 53,270.00	\$53,270.00	\$ 53,270.00	\$ 53,270.00
Taxes	\$ 3,207.39	\$ 3,207.39	\$ 3,207.39	\$ 3,207.39



FIRE EXTINGUISHERS



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ELECTRICAL BOX

11/9/16

