



# FOR SALE/LEASE

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850 Straits Tpk, Suite 204

Middlebury, CT, 06762



**1389 West Main St, #106  
Waterbury, CT 06708**



**Rare Ground Floor Professional /  
Medical Office Suite**

**Ideal for Primary Care or Subspecialty Office  
Great Location Close to I-84,  
Public Transportation & Many Retail  
and Medical Amenities**

**3,733 S/F +/-**

**Ask about Tenant Incentives**

**For Sale ~~\$411,000.00~~ **\$354,635.00****

**Or**

**For Lease \$13.50 PSF Full Gross**

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, #106
CITY, STATE	Waterbury, CT 06708

## BUILDING INFO

Total S/F 3,733 +/-

Number of floors 1

Avail S/F 3,733 +/-

Ceiling Height

Ext. Construction Brick/Masonry

Roof Rubber

Date Built 1964

## MECHANICAL

Air Conditioning Central

Sprinkler / Type

Type of Heat Warm & Cool Air

## OTHER

Acres .47

Zoning CO

Parking Plenty on Site

State Route / Distance 2/10 to I-84

## TAXES

Assessment \$293,370.00

Appraisal \$419,100.00

Mill Rate 60.21

Taxes \$15,835.56

## TERMS

SALE \$354,635.00

Lease \$13.50 PSF Full Gross

Condo Fees \$2,481.77

\*Includes Utilities, Trash, Maintenance (Snow Plow/Landscape)  
Insurance

## UTILITIES

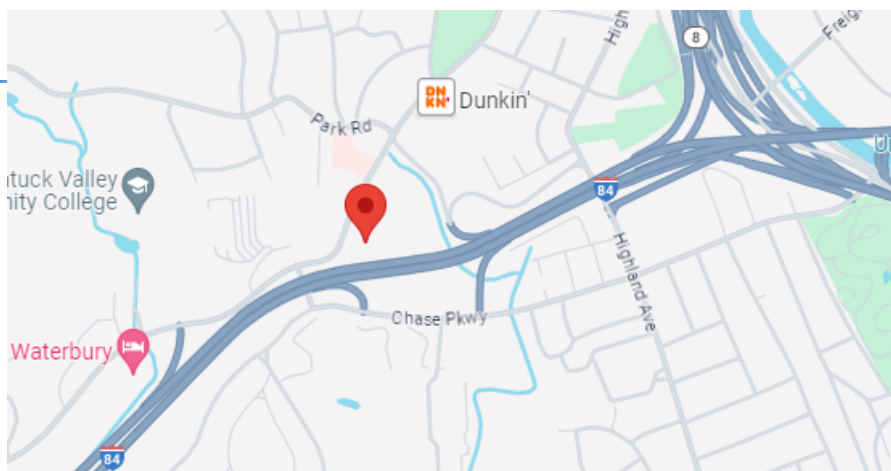
Tenant/Buyer to Verify

Sewer City

Water City

Gas/Electrical Included with CAM

On site Quest & Diagnostic Services



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