



FOR SALE/LEASE

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Middlebury, CT, 06762



**1389 West Main St, #112
Waterbury, CT 06708**



**Rare Ground Floor Professional /
Medical Office Suite
Great Location Close to I-84,
Public Transportation & Many Retail
and Medical Amenities**

918 S/F +/- Former Cardiology Testing Site

Open Floor Plan

Former Lab Space

Ask About Tenant Incentives

For Sale ~~\$92,000.00~~ \$87,210.00.00

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, #112
CITY, STATE	Waterbury, CT 06708

BUILDING INFO

MECHANICAL

Total S/F	918 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	918 +/-	Type of Heat	Warm & Cool Air
Ceiling Height		OTHER	
Ext. Construction	Brick/Masonry	Acres	.47
Roof	Rubber	Zoning	CO
Date Built	1964	Parking	Plenty on Site
		State Route / Distance	2/10 to I-84

TAXES

Assessment	\$72,170.00
Appraisal	\$103,100.00
Mill Rate	60.21
Taxes	\$3,894.64

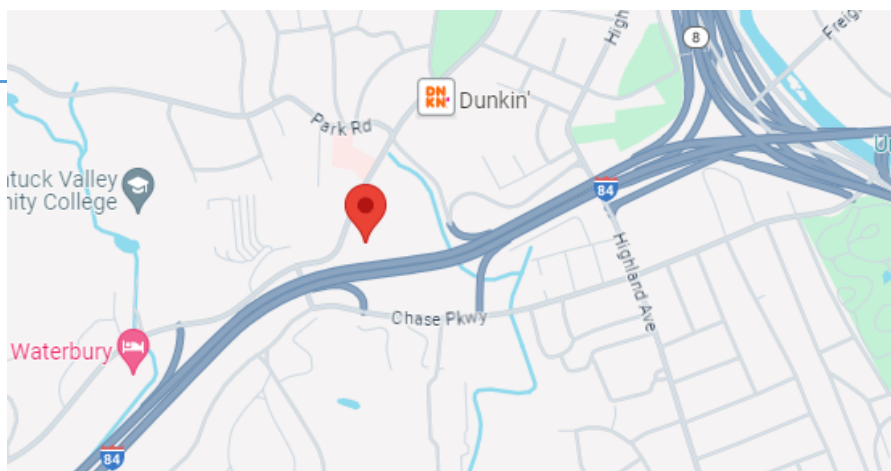
UTILITIES

Tenant/Buyer to Verify

Sewer	City
Water	City
Gas/Electrical	Included with CAM

TERMS

SALE	\$87,210.00
Lease	\$13.50 PSF Full Gross
Condo Fees	\$610.31
*Includes Utilities, Trash, Insurance	Maintenance (Snow Plow/Landscape)



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