

FOR SALE/LEASE



**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 \$12.75 PSF Full Gross

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 EQUIP.

Air Conditioning	Central
Sprinkler / Type	
Type of Heat	Warm & Cool Air

OTHER

Acres	.47
Zoning	CO
Parking	Plenty on Site
State Route / Distance To...	2/10 to I-84

TAXES

Assessment	\$293,370.00
Appraisal	\$419,100.00
Mill Rate	60.21
Taxes	\$15,835.56

UTILITIES

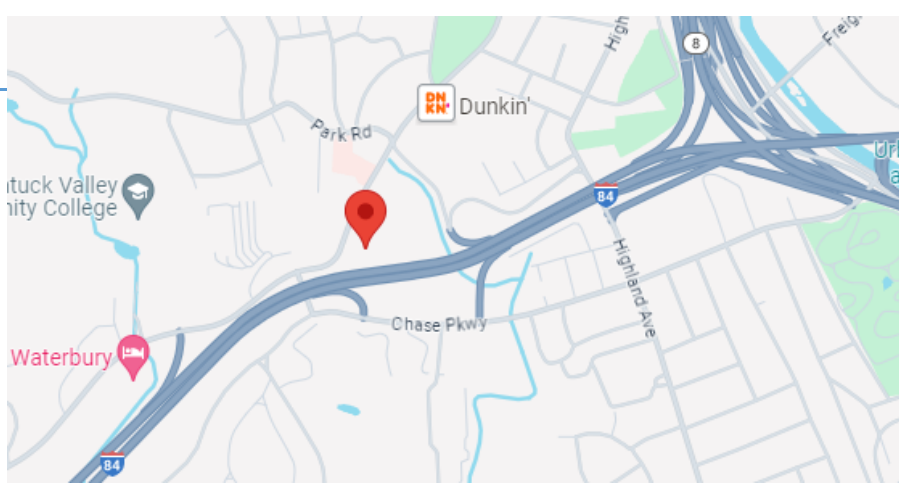
Tenant/Buyer to Verify

Sewer	City
Water	City
Gas/Electrical	Included with CAM

TERMS

SALE	\$354,635.00
Lease	\$12.75 PSF Full Gross
Condo Fees	\$2,481.77
*Includes Utilities, Trash, Insurance	Maintenance (Snow Plow/Landscape)

On site Quest & Diagnostic Services



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