

**FOR SALE/LEASE**



**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 \$12.75 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

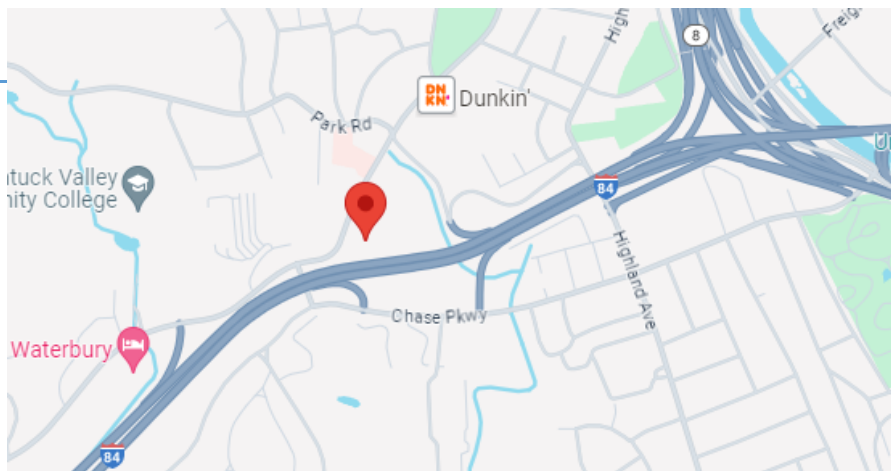
## BUILDING INFO

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		<b>OTHER</b>	
Ext. Construction	Brick/Masonry	Acres	.47
Roof	Rubber	Zoning	CO
Date Built	1964	Parking	Plenty on Site
		State Route / Distance To...	2/10 to I-84
		<b>TAXES</b>	
		Assessment	\$72,170.00

## UTILITIES

	<b>Tenant/Buyer to Verify</b>	Appraisal	\$103,100.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$3,894.64
Gas/Electrical	Included with CAM	<b>TERMS</b>	

SALE	\$87,210.00
Lease	\$12.75 PSF Full Gross
Condo Fees	\$610.31
*Includes Utilities, Trash, Maintenance (Snow Plow/Landscape) Insurance	



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