

FOR SALE / LEASE



**630 Highland Ave
Waterbury, CT 06708**

**3,435 S/F Retail / Office Building
Highly Visible Highland Ave Location**

**Previous Bank Space with
Training / Meeting Rooms**

Lower Level: 2,735 S/F Retail Space

Upper Level: 700 S/F Apartment

Ample Parking

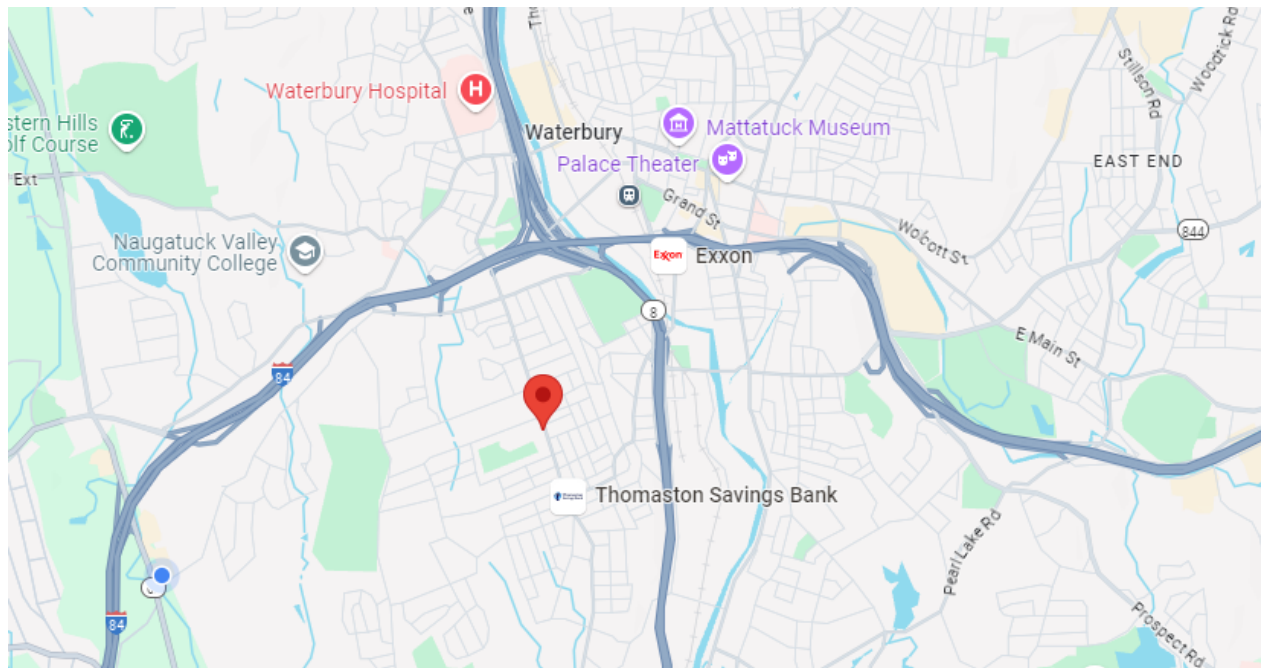
Asking Price: \$525,000.00

Lease Asking: \$15 PSF + NNN



PROPERTY DATA FORM

PROPERTY ADDRESS		630 Highland Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,435	Air Conditioning	Wall unit
Number of floors	1	Sprinkler / Type	No
Avail S/F	*2,735 - Divisible to +/-2,000	Type of Heat	Oil / Forced Hot Air
Ext. Construction	Concrete Block	OTHER	
Ceiling Height	9'	Acres	.19
Roof	Newer/ Flat	Zoning	RL
Date Built	1957	Parking	Ample
		State Route / Distance To...	I84/ .3
		TAXES	
		Assessment	\$283,080.00
		Appraisal	\$404,400.00
		Mill Rate	60.21
		Taxes	\$17,044.24
UTILITIES	Tenant/Buyer to Verify	TERMS	
Sewer	City	Lease	\$15 PSF + NNN
Water	City	Sale	\$525,000.00
Gas	Available		
Electrical	200 Amps		



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