

# FOR SALE



**39 Crown Street**  
**Waterbury, CT 06704**

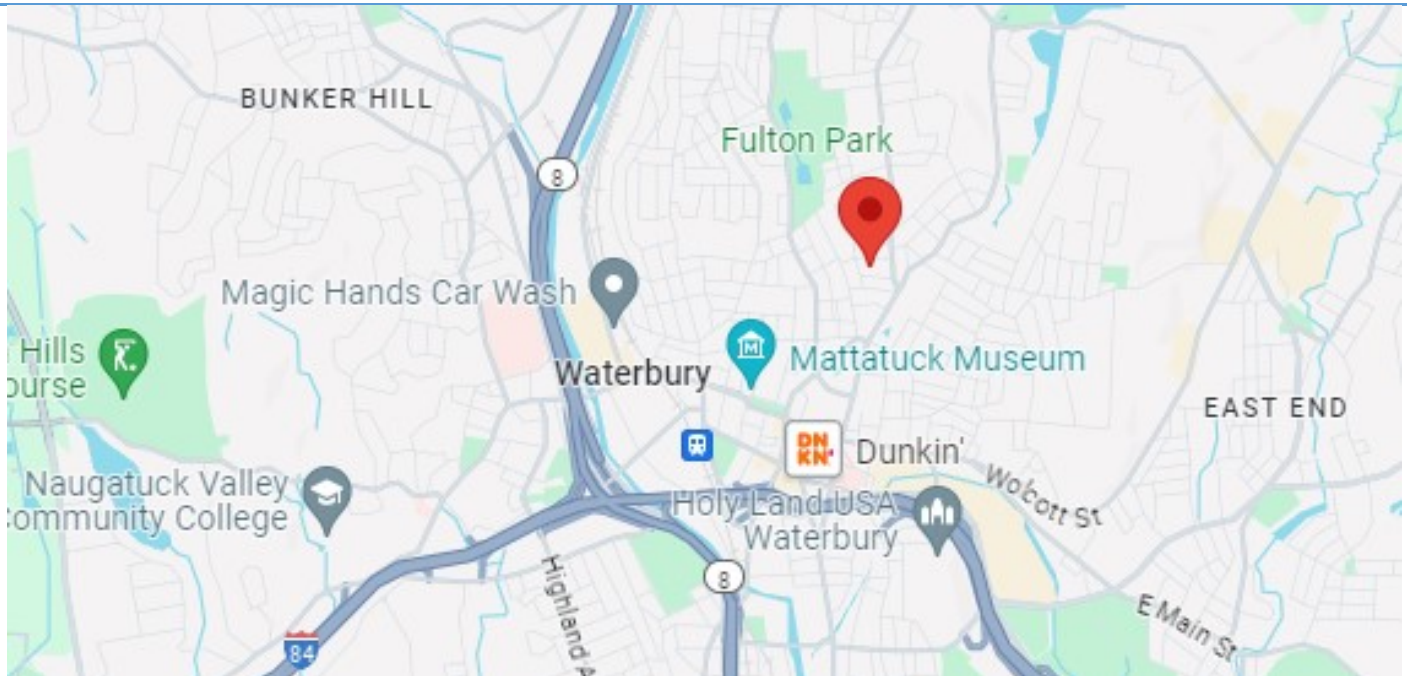
**5,122 +/- S/F**  
**Great Potential**  
**Ideal Church or Mixed Use**  
**Ample Parking Lot**  
**Offered at \$349,000.00**



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

<b>PROPERTY ADDRESS</b>		<b>39 Crown Street</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06704</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,122 +/-	Air Conditioning	No
Number of floors	2	Sprinkler / Type	No
Avail S/F	5,122 +/-	Type of Heat	Gas / Baseboard
Office Space		<b>OTHER</b>	
Ext. Construction	Vinyl siding	Acres	.46
Ceiling Height		Zoning	RM
Roof	Asphalt	Parking	Ample
Date Built	1900	State Route / Distance To...	I-84
<b>UTILITIES</b>		<b>TAXES</b>	
	<b>Tenant/Buyer to Verify</b>	Assessment	\$504,280.00
Sewer	City	Appraisal	\$720,400.00
Water	City	Mill Rate	55.50
Gas/Oil	Gas	Taxes	\$27,987.54
Electrical		<b>TERMS</b>	
		Sale	\$349,000.00



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