Godin Property Brokers LLC
★★★★★ Commercial / Industrial

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FOR SALE/LEASE

207 Bank Street Unit 3A & 3B
Waterbury, CT 06702

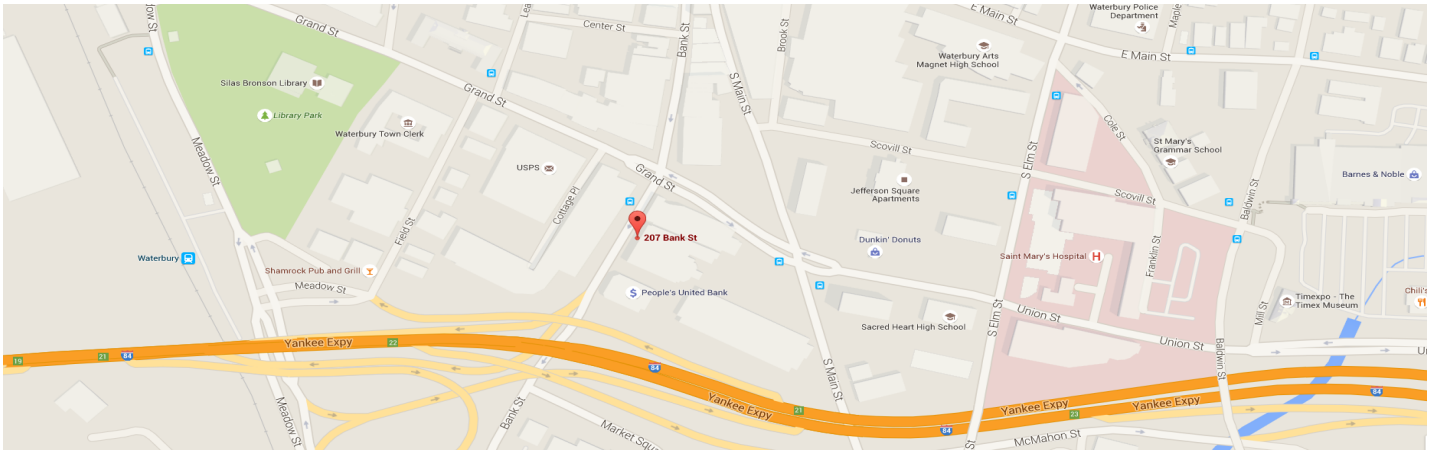
Buckingham Square
Office Suites from 1,000 - 7,800 S/F in this hotel, retail and office complex located in Historic downtown Waterbury next to I 84 and RTE 8
Covered parking with security guard
Walking distance to restaurants/ banks & public services
Lease Price: $12.00 PSF Gross + Utilities
Sale Price $390,000.00

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

PROPERTY ADDRESS	**207 Bank Street Unit 3A & 3B**
CITY, STATE	**Waterbury, CT 06702**

BUILDING INFO		**MECHANICAL EQUIP.**		
Total S/F	7,800	Air Conditioning	Central	
Number of floors	4	Sprinkler / Type	No	
Avail S/F	7,800 +/-	Type of Heat	Gas heat pump	
Will subdivide to	1,000	**TAXES**	**3A**	**3B**
Office Space	7,800	Assessment	83,020	87,570
Ext. Construction	Brick	Mill Rate	54.19	54.19
Int. Construction		Taxes	$4,833	$5,098
Ceiling Height		**OTHER**		
Roof		Total Acres	Condo	
Date Built	1910	Zoning	CBD	
UTILITIES		Parking	Available Garage	
Sewer	City	Interstate	I-84	
Water	City	Distance to	Immediate	
Gas	Yes	State Route	RTE 8	
Electrical		Distance to	1/2 Mile	
		TERMS		
		Sale Price	$390,000.00	
		Lease Rate	$12 Gross + Utilities + parking	
		Annual Condo Fees	$11,671.45	$12,306.121



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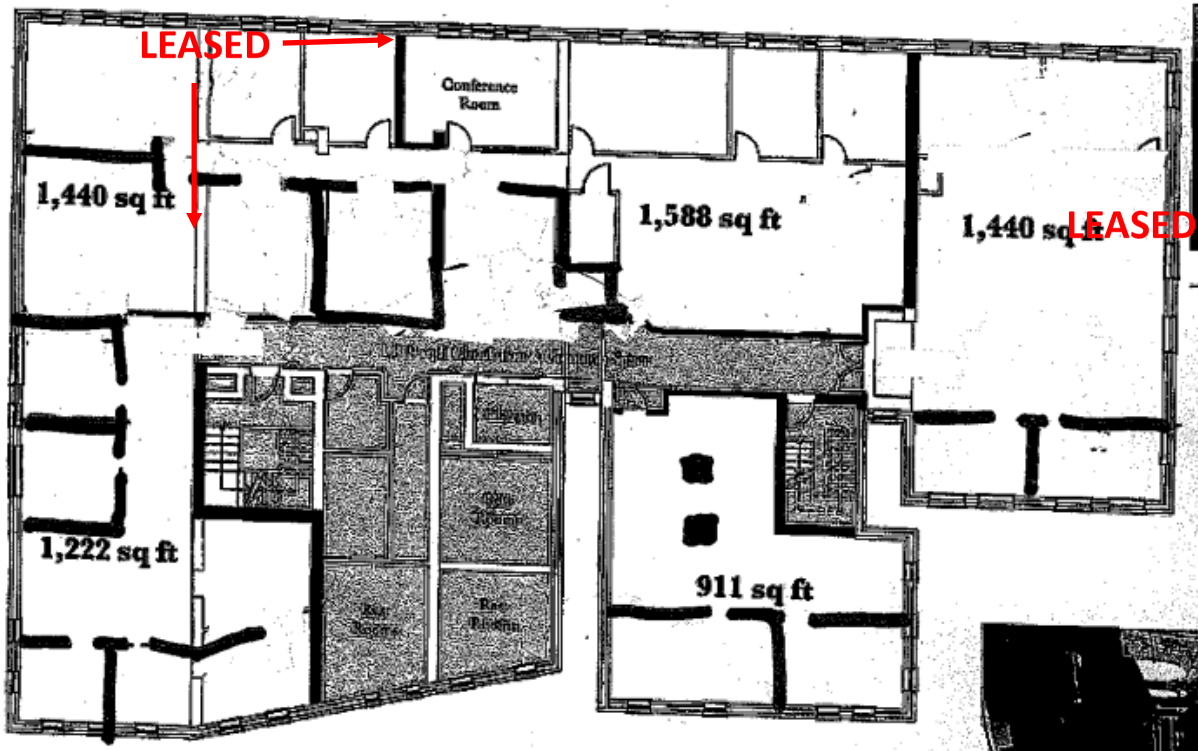

Conceptual Division of Spaces 3rd Floor Plan

Exterior View - Painting

3rd Floor Corridor - Conceptual

PREPARED BY CASSIDY ARCHITECTURE, LLC
www.cassidyarchitecture.com

Buckingham Square
207 - 231 Bank Street Waterbury, CT
Member - National Trust of Historic Places
Interested parties call (203) 756-8961

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