

## **FOR SALE**

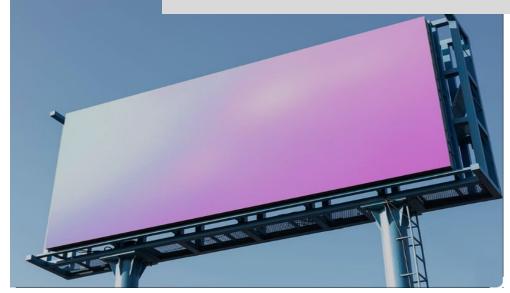
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## Waterbury/Cheshire

6,560 S/F Commercial Industrial Building
1 Digital Billboard and 1 Advertising Sign Along I-84
4.78 Acres of Residential Land in Cheshire
Building & Land Can Be Purchased Separately
Call for Details



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## PROPERTY DATA FORM

PROPERTY ADDRESS	
CITY, STATE	Waterbury/Cheshire

CITY, STATE Waterbury/Cheshire				
<b>BUILDING INFO</b>		MECHANICAL EQUIP.		
Total S/F	6,560 +/-	Air Conditioning	Office - Central Air	
Number of floors	2	Sprinkler / Type		
Avail S/F	6,560 +/-	Type of Heat	Forced Hot Air	
Ceiling Height	11'-12'	OTHER		
Roof	Flat / Rubber Redone 2023	Zoning	CA	
Ext. Construction	Brick / Block	Parking	Plenty on Site	
Date Built	1975 Recent Upgrades	State Route / Distance To	3/10 to I-84	
		Acres	.45 / 4.78	
		TAXES		
		Assessment	\$669,970.00	
UTILITIES		Appraisal	\$957,100.00	
Sewer	City	Mill Rate		
Water	City	Taxes		
Gas	Eversource	TERMS		
Electrical	220 3 phase	Call For Details	Confidential Agreement Required	