

# FOR SALE



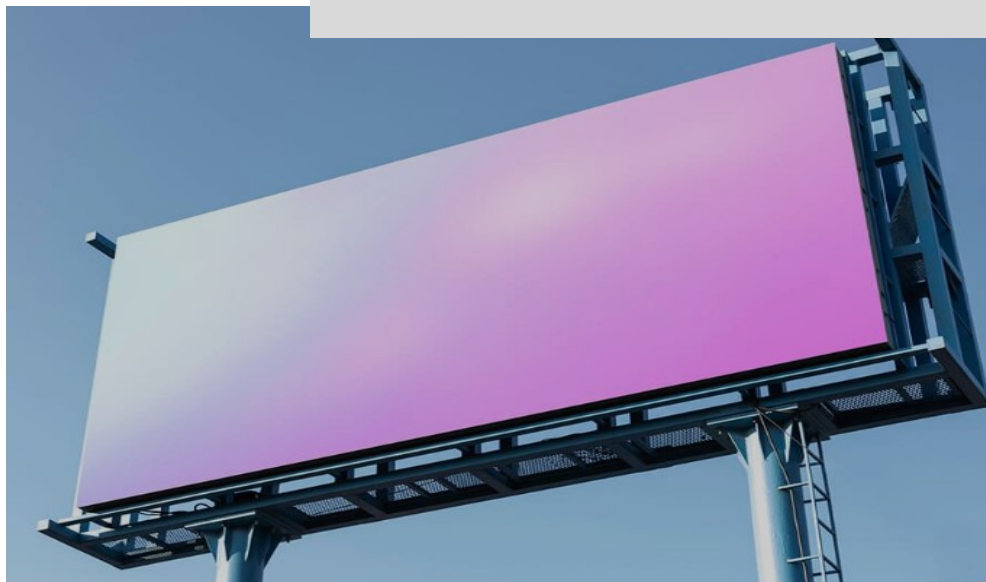
## Portfolio Sale

**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**

***Waterbury/Cheshire***



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>			
<b>CITY, STATE</b>		Waterbury/Cheshire	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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'	<b>OTHER</b>	
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
		<b>TAXES</b>	
		Assessment	\$669,970.00
		Appraisal	\$957,100.00
		Mill Rate	
		Taxes	
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Call For Details	Confidential Agreement Required
Water	City		
Gas	Eversource		
Electrical	220 3 phase		