

FOR SALE/LEASE



**Rare Auto Garage
with Retail Storefront & Offices
Lifts, Storage & Plenty of Parking
Great Visibility on Thomaston Ave.**

8,589 +/- S/F

For Sale at \$850,000.00

For Lease at \$6,000.00 NN + Utilities

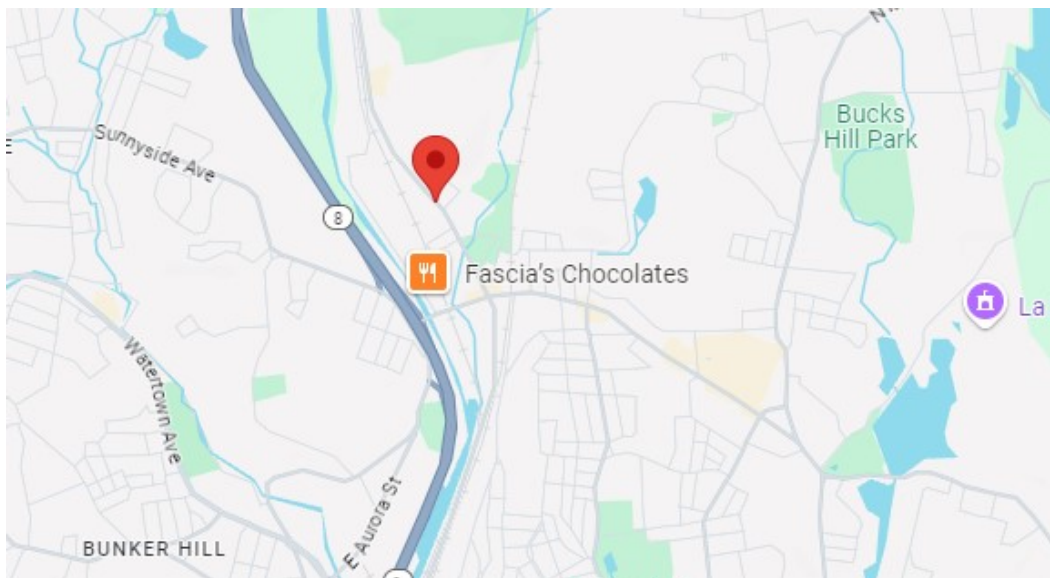
**1684 Thomaston Ave
Waterbury, CT 06704**



PROPERTY DATA FORM

PROPERTY ADDRESS		1663 East Main St.	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	8,589 +/-	Air Conditioning	Office /Retail
Available S/F	8,589 +/-	Sprinkler / Type	N/A
Number of floors	2 (storage/mezzanine)	Type of Heat	Waste Oil Garage / FHA modine
		OTHER	
Ext. Construction	Concrete Block	Acres	.3
Ceiling Height	13'	Zoning	CG - Auto
Roof	Rubber Membrane	Parking	Plenty on Site
Date Built	1955	TAXES	
		Assessment	\$369,600.00
		Appraisal	\$528,000.00
		Mill Rate	49.44
		Taxes	\$13,983.12
UTILITIES		TERMS	
Tenant to Verify		Sale	\$850,000.00
Sewer	City	Lease	\$6,000.00 + NN + Utilities, Taxes & Insurance
Water	City		
Gas	Eversource		
Electrical			

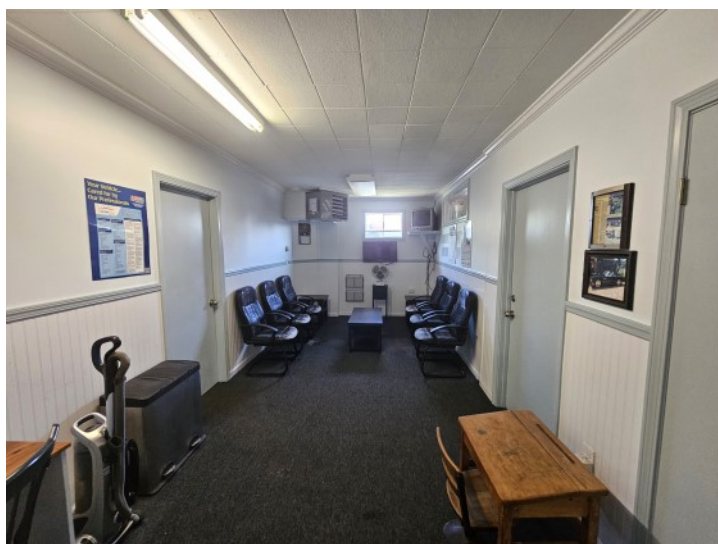
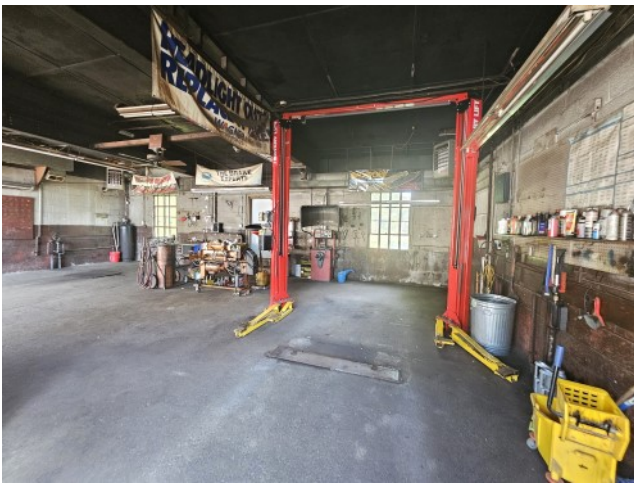
**** NN (Approx Estimate \$2.44)**



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Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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