



FOR SALE/LEASE

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**207 Bank Street Unit 4B
Waterbury, CT 06702**

**2,589 +/- S/F Office Space
8 Offices, Conference Room
& Reception Area
Ideal for All Professional Users
Asking Price \$195,000.00
Lease \$12.00 PSF + NNN + Parking**



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 4B
CITY, STATE	Waterbury, CT 06702

BUILDING INFO	MECHANICAL EQUIP.		
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Total S/F	1,009 +/-	Air Conditioning	Central
Number of floors	4	Sprinkler / Type	No
Avail S/F	1,009 +/-	Type of Heat	Gas heat pump

TAXES

Office Space	1,009 +/-	Assessment	\$91,420.00
Ext. Construction	Brick	Mill Rate	54.19
Int. Construction		Taxes	\$3,765.36

OTHER

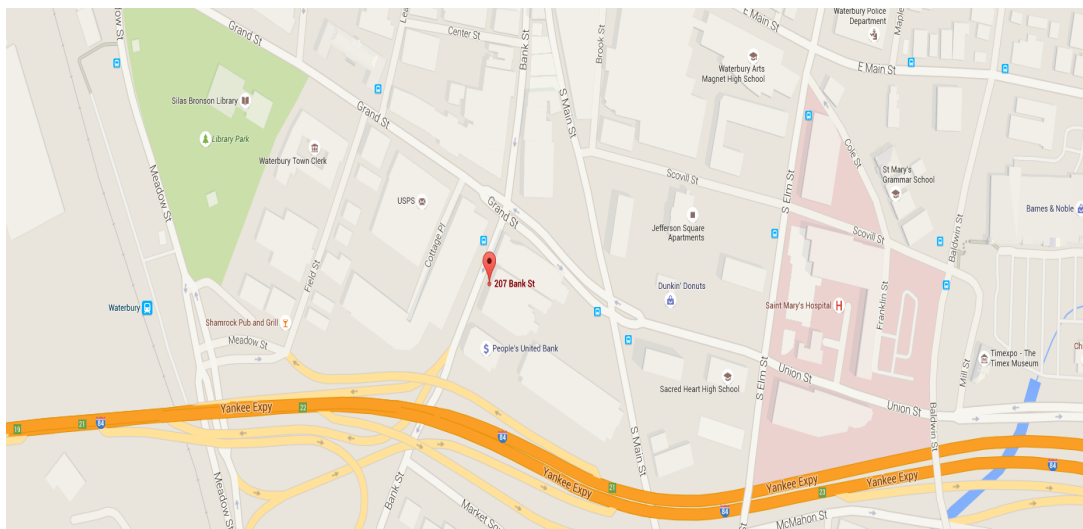
Ceiling Height	9'	Total Acres	Condo
Roof	Flat	Zoning	CBD
Date Built	1910	Parking	Available Garage

UTILITIES

Sewer	City
Water	City
Gas	Yes
Electrical	

TERMS

Sale Price	
Lease Rate	\$12 Gross + Utilities + parking
Annual Condo Fees	\$8,379.78



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