

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

FOR SALE/LEASE

CONTACT: BRIAN GODIN or
MICHAEL GRIEDER

E-mail: Bgodinpb@gmail.com

E-mail: Mgrieder.gpb@gmail.com

850 Straits Tpk, Ste 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



207 Bank Street Unit 4D
Waterbury, CT 06702

1,118 +/- S/F Office Space
Ideal to Combine with Suite 5
Raw Space - Ready to Customize
Currently Used as Storage for Suite 5
Asking Price \$49,000.00
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 4D
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CITY, STATE	Waterbury, CT 06702
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BUILDING INFO	MECHANICAL EQUIP.		
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Total S/F	3,637 +/-	Air Conditioning	Central
Number of floors	4	Sprinkler / Type	No
Avail S/F	3,637 +/-	Type of Heat	Gas heat pump

TAXES

Office Space	3,637 +/-	Assessment	\$13,790.00
Ext. Construction	Brick	Mill Rate	54.19
Int. Construction		Taxes	\$660.74

OTHER

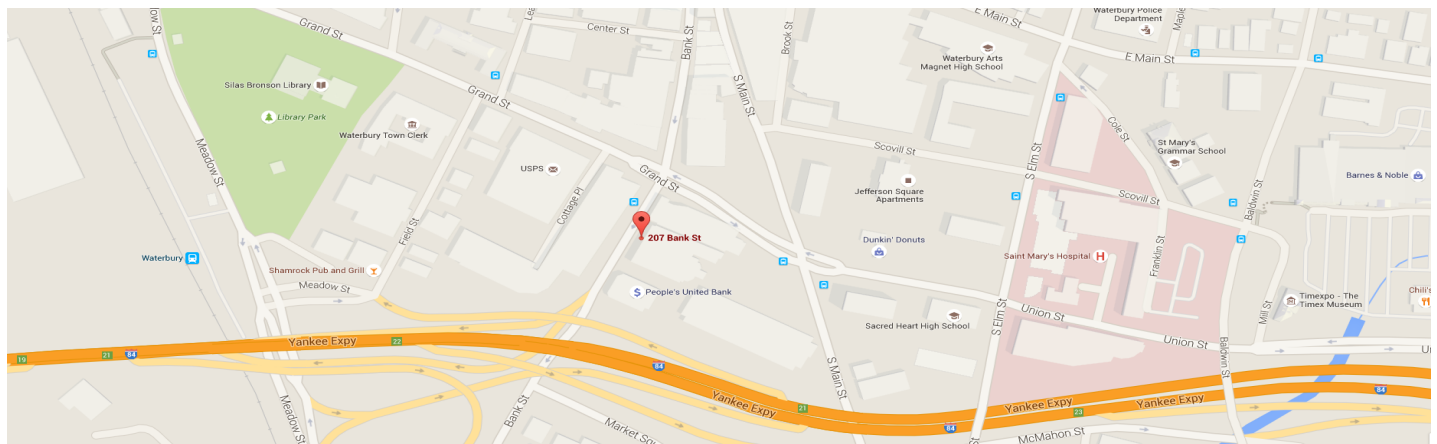
Ceiling Height	9'	Total Acres	Condo
Roof	Flat	Zoning	CBD
Date Built	1910	Parking	Available Garage

UTILITIES

Sewer	City		
Water	City		
Gas	Yes		
Electrical			

TERMS

Sale Price	\$49,000.00
Lease Rate	\$12 Gross + Utilities + parking



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