

## FOR SALE / LEASE



**289 Congress Ave  
Waterbury, CT 06708**

**4,815 +/- S/F Light Industrial Building  
Currently Set Up as Auto Repair  
Ideal for a Wide Variety of Uses  
Main Level 2,795 +/- S/F  
Lower Level 2,020 +/- S/F  
2 Drive-In Doors**

**Lease Rate \$9.00 PSF Gross + Utilities  
Asking \$330,000.00**



# PROPERTY DATA FORM

**PROPERTY ADDRESS** 289 Congress Ave

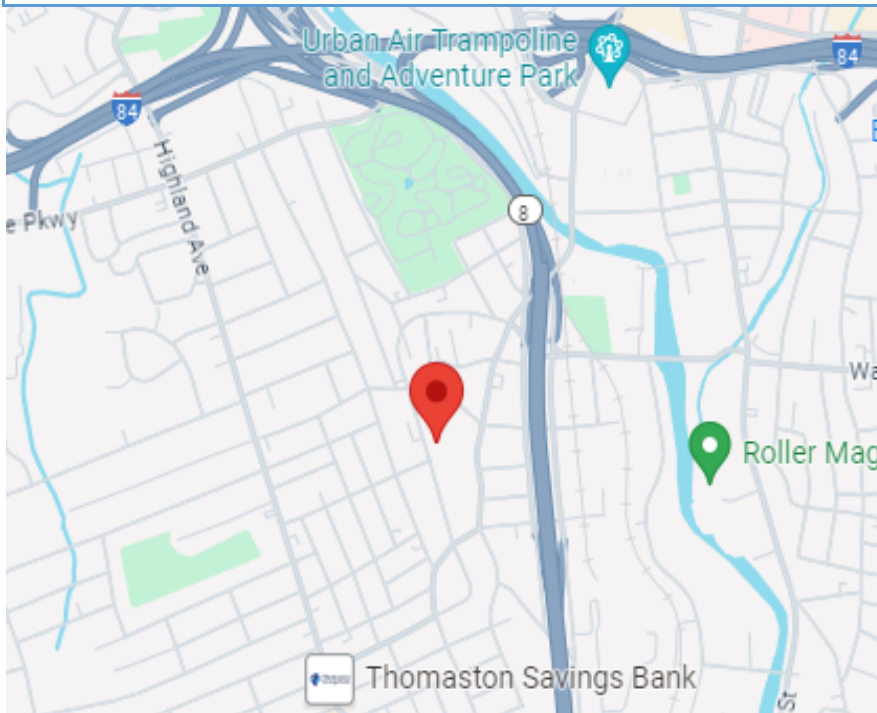
**CITY, STATE** Waterbury, CT 06708

**BUILDING INFO** **MECHANICAL EQUIP.**

|                        |              |                              |         |
|------------------------|--------------|------------------------------|---------|
| Total S/F              | 4,815 +/-    | Air Conditioning             | N/A     |
| Number of floors       | 2            | Sprinkler / Type             | N/A     |
| Avail S/F              | 4,815 +/-    | Type of Heat                 | Gas/FHA |
| Office Space           | 400 +/-      | <b>OTHER</b>                 |         |
| Total Avail / Drive-In | 2            | Acres                        | .14     |
| Ext. Construction      | Brick/ Solid | Zoning                       | RH      |
| Ceiling Height         | 8'           | Parking                      |         |
| Roof                   | Shingles     | State Route / Distance To... |         |
| Date Built             | 1925         | <b>TAXES</b>                 |         |

|                  |                               |            |              |
|------------------|-------------------------------|------------|--------------|
| <b>UTILITIES</b> | <b>Tenant/Buyer to Verify</b> | Assessment | \$110,600.00 |
| Sewer            | City                          | Appraisal  | \$158,000.00 |
| Water            | City                          | Mill Rate  | 49.44        |
| Gas/Oil          | Gas                           | Taxes      | \$5,468.06   |

|                  |            |              |                           |
|------------------|------------|--------------|---------------------------|
| Electrical       | Eversource | <b>TERMS</b> |                           |
| Amps-Volts-Phase | 3 Phase    | Lease        | \$9 PSF Gross + Utilities |
|                  |            | Sale         | \$330,000.00              |



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