

**CONTACT: BRIAN GODIN  
OR BROOK LADRIGAN**  
E-mail: Bgodinpb@gmail.com  
Bladrigan.gpb@gmail.com  
www.GodinPropertyBrokers.com  
Phone: 203-577-2277 Fax: 203-577-2100

# FOR SALE



**1389 West Main St, #205  
Waterbury, CT 06708**

**Professional /Medical Office Space**  
**2,698 +/- S/F End Cap Suite**  
**Reception, Waiting Area, 8 Offices,**  
**3 Bathrooms & Kitchen Area**  
**Offered at \$157,750.00**



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	1389 West Main St, #205
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,698 +/- S/F	Air Conditioning	Yes
Number of floors	3	Sprinkler / Type	
Avail S/F	2,698 +/- S/F	Type of Heat	Gas
		<b>OTHER</b>	
Ceiling Height		Acres	.47
Ext. Construction	Brick	Zoning	CO
Roof	Rubber	Parking	Ample on Site
Date Built	1988	State Route / Distance To...	.5 mi I-84 / 1.1 mi RT 8
		<b>TAXES</b>	
		Assessment	\$212,030.00
		Appraisal	\$302,900.00
		Mill Rate	60.21
		Taxes	\$12,766.33
		<b>TERMS</b>	
		SALE	\$157,750.00
		Condo fees include: Heat a/c, electric, sewer, water	
			\$1785.00/mo

## UTILITIES **Tenant/Buyer to Verify**

Sewer	City
Water	City
Gas	EverSource
Electrical	Eversource









