

# FOR SALE



**60 Westwood Ave  
Waterbury, CT 06708**

**4,632 +/- S/F Medical Condominium  
Suites 5,6,7,8, 13 & 14**

**Can Be Divided to 2 Suites 3,088 S/F & 1,544 S/F**

**Exam Rooms, Lab Space, Reception and Waiting Area  
& Multiple Private Offices**

**Close Proximity to Both Waterbury & St. Mary's Hospital**

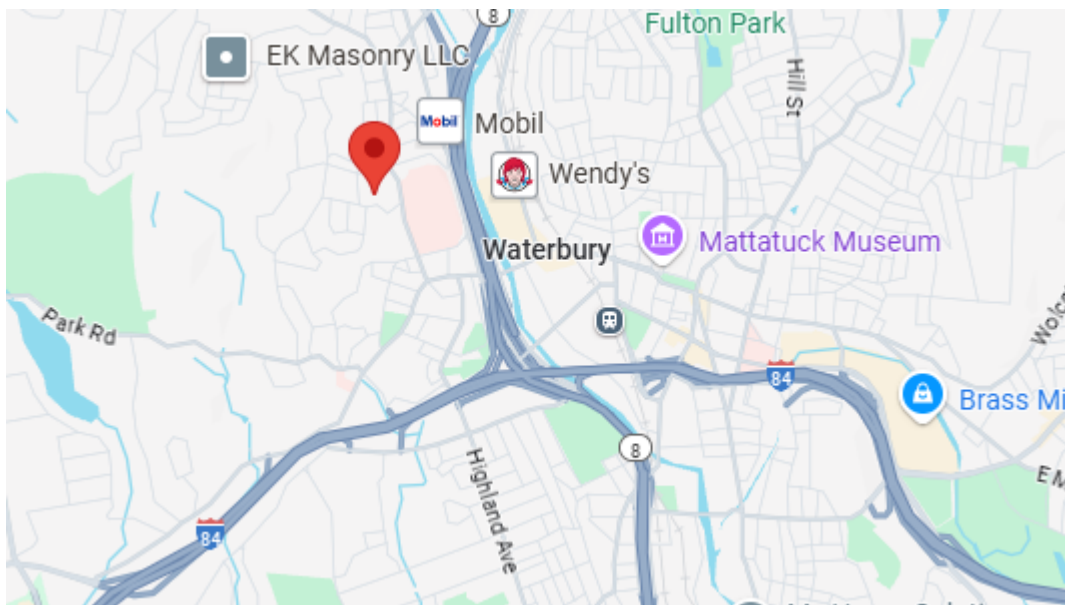
**1/2 Mile to RT 8 & I-84**

**Aggressively Priced at \$254,900.00 for All Suites**

# PROPERTY DATA FORM

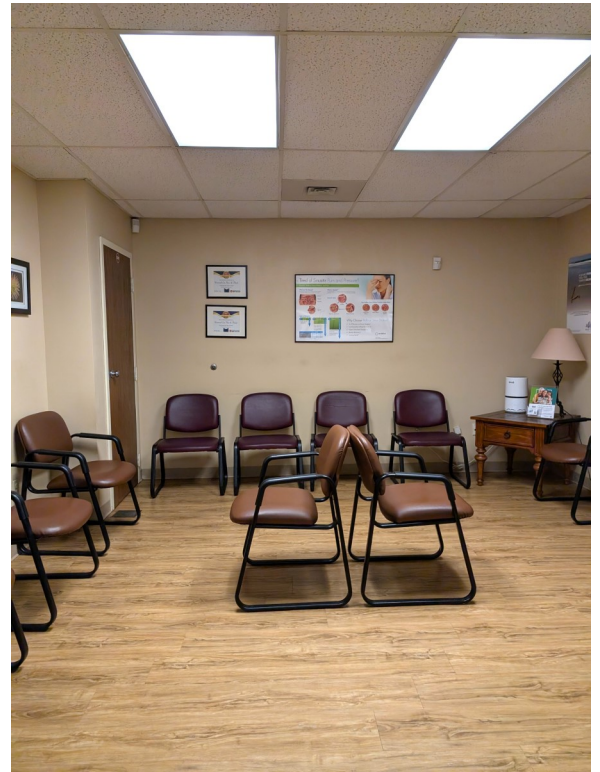
PROPERTY ADDRESS	60 Westwood Ave
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,632+/-	Air Conditioning	Central
Number of floors	1	Elevator	Yes
Avail S/F	4,632 +/-	Type of Heat	FHA
Will Subdivide to	1,544 ( 2 units)	<b>OTHER</b>	
Ceiling Height	9'	Zoning	CO
Roof	Asphalt / Flat	Parking	Ample
Date built	1987	<b>TAXES</b>	
Exterior construction	Brick on Block	Assessment	\$282,780.00
<b>UTILITIES</b>		Appraisal	\$403,950.00
Sewer	City	Mill Rate	\$54.19
Water	City	Taxes	\$18,081.12
Gas	Yes	<b>TERMS</b>	
Electrical	Eversource	Sale price	\$254,900.00
		Condo Fees	\$1,020.00/month

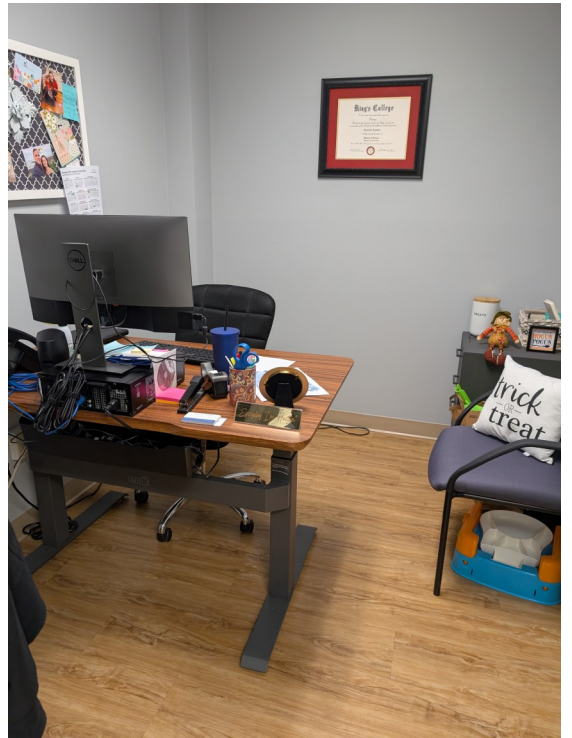
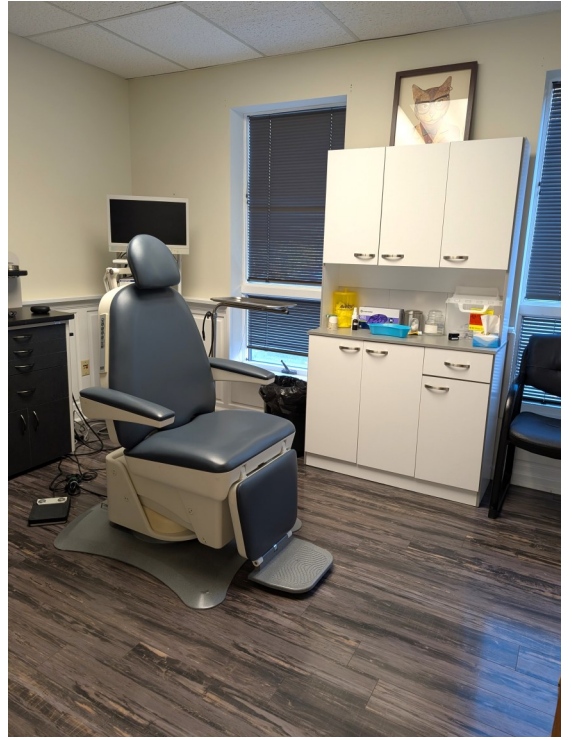


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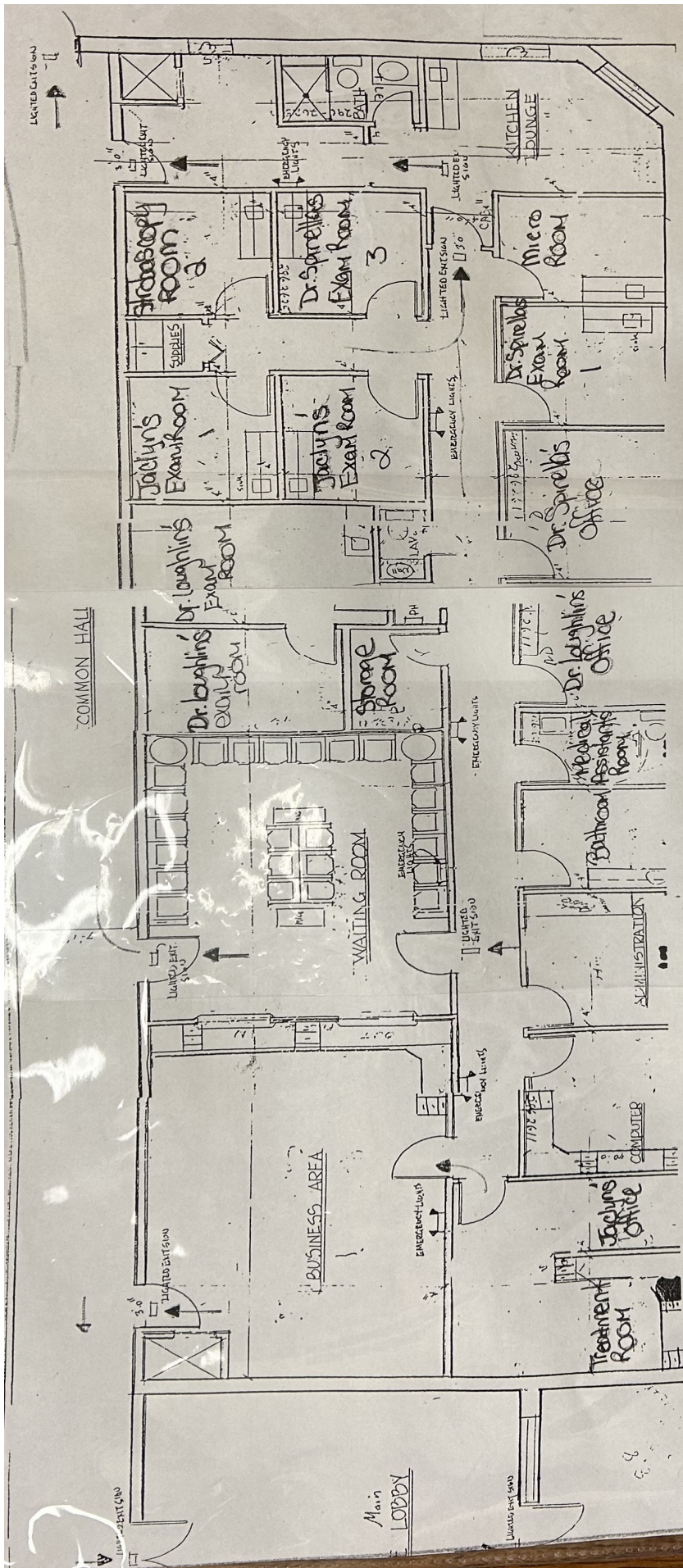












**MAIN LOBBY**

Office personnel should assist patients in the waiting room out the MAIN ENTRANCE and down common hall out of building side door

**MEDICAL ASSISTANTS AND PHYSICIANS**

Assist any patients in the Medical Area out through the kitchen and out the side door of the buildings.

ALL STAFF SHOULD RE-GROUP IN THE BACK PARKING LOT