



**CONTACT: BRIAN GODIN or  
MICHAEL GRIEDER**

E-mail: [Bgodinpb@gmail.com](mailto:Bgodinpb@gmail.com)

[Mgrieder.gpb@gmail.com](mailto:Mgrieder.gpb@gmail.com)

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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

# FOR SALE



**60 Westwood Ave  
Suites 34, 35, 36, 37 & 38  
Waterbury, CT 06708**

**3,488 +/- S/F Medical Condominium Unit**

**Previous Medical Suite - Top Floor with Amazing City Views**

**Large Reception & Waiting Area, 4 Bathrooms, 9 Exam Rooms, 5 Offices (1  
Larger Private with Bathroom), 2 X-ray Rooms, 1 Lab & 1 Breakroom**

**Close Proximity to Waterbury Hospital**

**Easy Access to Both I-84 & RT 8**

**Priced to Sell: \$279,000.00**

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

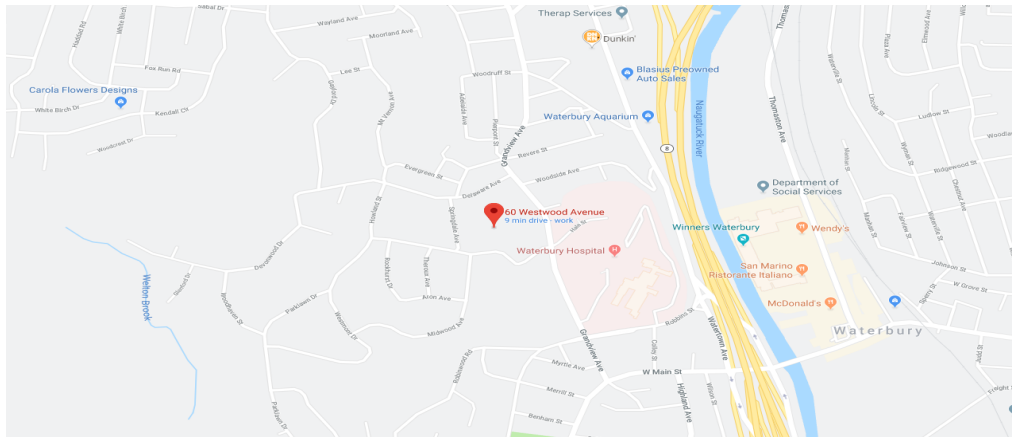
<b>PROPERTY ADDRESS</b>	<b>60 Westwood Ave Suites 34, 35, 36, 37 &amp; 38</b>
<b>CITY, STATE</b>	<b>Waterbury, CT 06708</b>

<b>BUILDING INFO</b>	<b>MECHANICAL</b>
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Total S/F	3,488 +/-	Air Conditioning	2 Units
Number of floors	3rd Floor	Sprinkler / Type	Yes
Avail S/F	3,488 +/-	Type of Heat	Gas
Usable S/F	4,142 S/F + 8.8% Common	<b>OTHER</b>	
Ceiling Height	10'	Zoning	CO
Roof	Rubber 2024	Parking	Ample
Date built	1987/ 1993	<b>TAXES</b>	
Exter. construction	Block	<b>Suite #</b>	<b>Assessment</b>

<b>UTILITIES</b>		<b>Suite #</b>	<b>Assessment</b>	<b>Appraisal</b>
Sewer	City	34	\$53,270.00	\$76,100.00
Water	City	35	\$53,270.00	\$76,100.00
Gas	EverSource	36	\$53,270.00	\$76,100.00
Electrical		37	\$53,270.00	\$76,100.00
		38	\$27,580.00	\$39,400.00
		<b>Total</b>	<b>\$240,660.00</b>	<b>\$343,800.00</b>
			Mill Rate	54.19
			Taxes	\$13,041.37

<b>TERMS</b>	
Sale price	\$279,000.00
Condo fees	\$765.00 per mo.



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