

***FOR SALE***

**CONTACT: Michael Grieder**  
E-mail: [Mgrieder.gpb@gmail.com](mailto:Mgrieder.gpb@gmail.com)  
850 Straits Tpk, Suite 204  
Middlebury, CT 06762  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
Phone: 203-577-2277 Fax: 203-577-2100



***269 Brookside Road  
Waterbury, CT 06708***

**22,000 +/- S/F Flex/Office Building**

**1st Floor 12,000 +/- S/F with 11' Ceilings**

**Lower Level 6,000 +/- S/F with 8' Ceilings**

**5.3 Acres**

**Excellent Industrial Park Location Close to RT8 & I-84**

**Offered at \$975,000.00**

# PROPERTY DATA FORM

PROPERTY ADDRESS		269 Brookside Road	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	22,000 +/-	Air Conditioning	Office
Number of floors	2	Type of Heat	
Avail S/F	22,000 +/-	Hydronic Hot Water Boiler	New 2020
		Sprinkler / Type	No
		<b>OTHER</b>	
Ext. Construction	Steel / Masonry	Acres	5.3
Ceiling Height	11'	Zoning	IP
Avail overhead doors	1	Parking	Ample
Roof	Built-up	State Route / Distance To...	.5 to Rt. 8
Date Built	1963	<b>TAXES</b>	
		Assessment	\$941,150.00
		Appraisal	\$1,344,500.00
		Mill Rate	49.44
		Taxes	\$46,530.46
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	Yes	Sale	\$975,000.00
Water	City		
Gas	Yes		
Electrical	600 amps/ 208 v		



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.





City of Waterbury  
Public Works Department

MBL: 0098-0863-0021

ADDRESS: 269 BROOKSIDE RD

This map is for informational purposes only and has not been prepared for, or suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.

