

FOR SALE

CONTACT: Michael Grieder

E-mail: Mgrieder.gpb@gmail.com 850 Straits Tpk, Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100



269 Brookside Road Waterbury, CT 06708

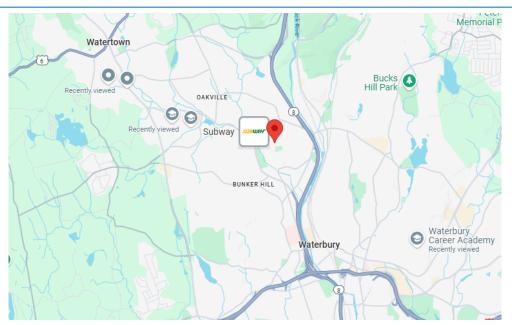
22,000 +/- S/F Flex/Office Building

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

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		269 Brookside Road		
CITY, STATE		Waterbury, CT 06708		
BUILDING INFO		MECHANICAL EQUIP.		
Total S/F Number of floors	22,000 +/- 2	Air Conditioning Type of Heat	Office	
Avail S/F	22,000 +/-	Hydronic Hot Water Boiler	New 2020	
		Sprinkler / Type	No	
		OTHER		
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	TAXES		
		Assessment	\$941,150.00	
UTILITIES		Appraisal	\$1,344,500.00	
Sewer	Yes	Mill Rate	49.44	
Water	City	Taxes	\$46,530.46	
Gas	Yes	TERMS		
Electrical	600 amps/ 208	v Sale	\$975,000.00	



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.

