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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

PROPERTY ADDRESS	60 Westwood Ave Suites 34, 35, 36, 37 & 38
CITY, STATE	Waterbury, CT 06708

BUILDING INFO

Total S/F	3,488 +/-
Number of floors	3rd Floor
Avail S/F	3,488 +/-
Usable S/F	4,142 S/F + 8.8% Common
Ceiling Height	10'
Roof	Rubber 2024
Date built	1987/ 1993
Exter. construction	Block

MECHANICAL EQUIP.

Air Conditioning	2 Units
Sprinkler / Type	Yes
Type of Heat	Gas

OTHER

Zoning	CO
Parking	Ample

TAXES

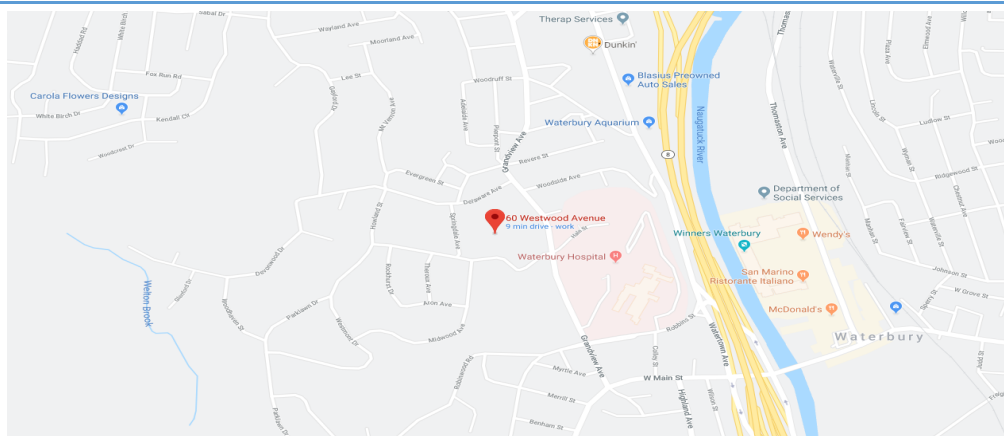
UTILITIES

Sewer	City	Suite #	Assessment	Appraisal
		34	\$53,270.00	\$76,100.00
		35	\$53,270.00	\$76,100.00
		36	\$53,270.00	\$76,100.00
		37	\$53,270.00	\$76,100.00
		38	\$27,580.00	\$39,400.00
		Total	\$240,660.00	\$343,800.00

Mill Rate	54.19
Taxes	\$13,041.37

TERMS

Sale price	\$279,000.00
Condo fees	\$765.00 per mo.



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