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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~~

Price Reduction!!! \$164,000.00

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

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

OTHER

Zoning	CO
Parking	Ample

TAXES

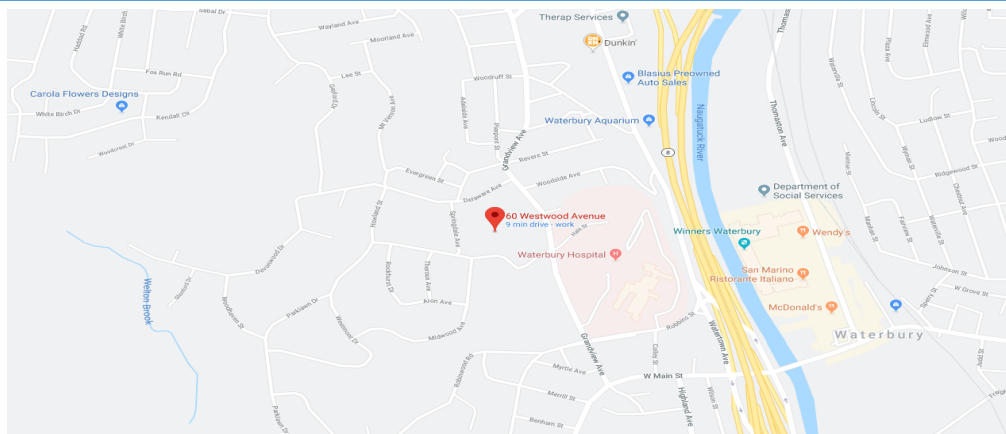
UTILITIES

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	\$164,000.00
Condo fees	\$765.00 per mo.



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