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FOR SALE



**1389 West Main St, #205
Waterbury, CT 06708**

**2,698 +/- S/F Office Space
Previous Medical Suite
Reception/Waiting Area, 8 Offices,
3 Bathrooms & Kitchenette
Ideal Location with Close Proximity to Hospital
Easy Access to I-84 & RT 8
Offered at \$145,000.00**



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PROPERTY DATA FORM

PROPERTY ADDRESS	1389 West Main St, #205
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,698 +/- S/F	Air Conditioning	Yes
Number of floors	3	Sprinkler / Type	
Avail S/F	2,698 +/- S/F	Type of Heat	Gas
		OTHER	
Ceiling Height		Acres	.47
Ext. Construction	Brick	Zoning	CO
Roof	Rubber	Parking	Ample on Site
Date Built	1988	State Route / Distance To...	.5 mi I-84 / 1.1 mi RT 8
		TAXES	
		Assessment	\$212,030.00
		Appraisal	\$302,900.00
		Mill Rate	60.21
		Taxes	\$12,766.33
		TERMS	
		SALE	\$145,000.00
		Condo fees include: Heat a/c, electric, sewer, water	\$1785.00/mo
UTILITIES		Tenant/Buyer to Verify	
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	Eversource		





