

FOR SALE



**109 Watertown Ave
Waterbury, CT 06708**

2,280 +/- S/F

Investment Opportunity with Strong Return

10% Cap Rate

Ideal Location with Ample On Site Parking

In Close Proximity to Waterbury Hospital & All Major Highways

Current Long Term Tenant with Options Thru 2037

Asking \$275,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		109 Watertown Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,280 +/-	Air Conditioning	
Number of floors	2	Sprinkler / Type	
Avail S/F	2,280 +/-	Type of Heat	Electric heat pump
Office space	Yes	OTHER	
		Acres	
Ext. Construction	Brick	Zoning	RM
Ceiling Height	8.5'	Parking	Ample
Roof	Flat	State Route / Distance To...	
Date Built	1970	TAXES	
		Assessment	\$157,220.00
		Appraisal	\$224,600.00
		Mill Rate	44.9
		Taxes	\$7,071.76
		TERMS	
		Sale	\$275,000.00
		Tenant paying \$3,740.00 - 2/26 Increases to \$3,814.00	



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