

FOR SALE



**79 Baldwin Ave
Waterbury, CT 06706**

7.8 +/- Acres (RL Zoned)

5,172 +/- S/F Office Building

Quiet Urban Setting with Excellent Access to I-84 & RT 8

Ample, On-Site Parking

Substantial Acreage Offers Redevelopment Flexibility

or Prime Corporate Headquarter Opportunity!!

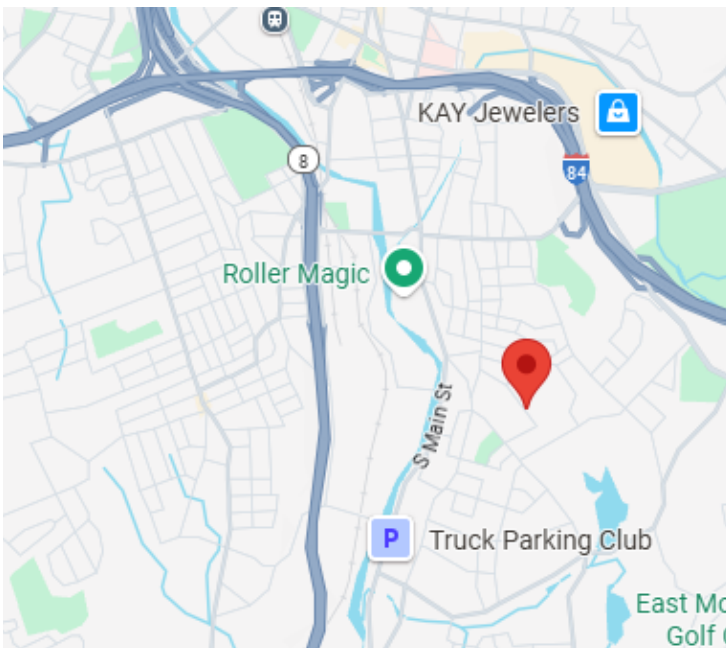
Other Possible Uses Include Medical, Community or Educational Facilities

Offered at \$475,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	79 Baldwin Ave
CITY, STATE	Waterbury, CT 06706

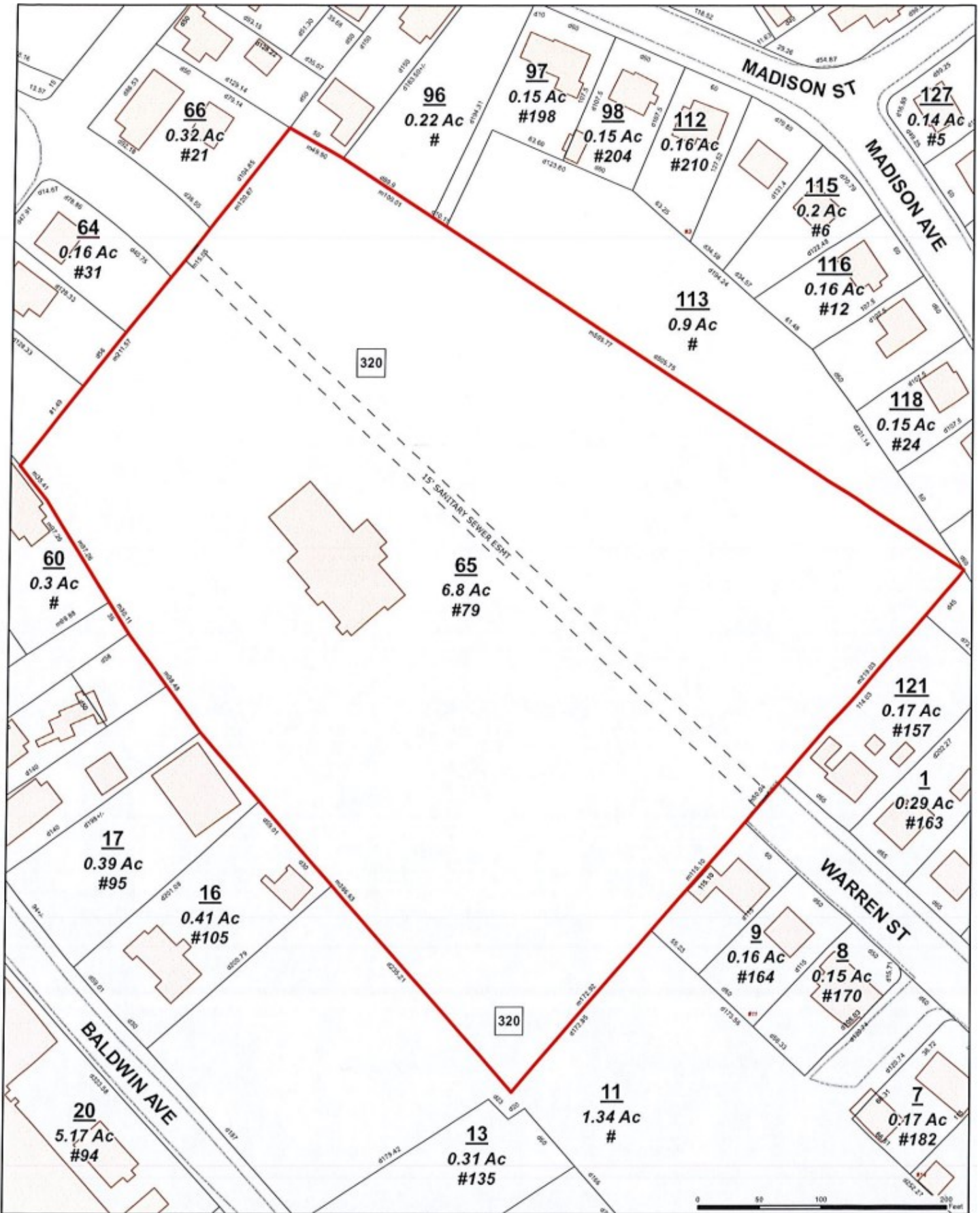
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,172 +/-	Air Conditioning	
Number of Floors	1	Sprinkler System	
Avail S/F	5,172 +/-	Heat Source	0.1
Office Space		OTHER	
		Total/Avail Acres	6.8
Int. Construction	Wood Frame	Zoning	RL
Ext Construction	Vinyl Siding	Parking	
Ceiling Height	9'	State RT/Distance to....	
Roof	Asphalt	TAXES	
Date Built	1930	Appraised	\$339,500.00
		Assessment	\$237,650.00
		Mill Rate	44.98
		Taxes	\$10,689.50
		TERMS	
		Sale	\$475,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas/Oil	Oil		
Electrical			
Amps-Volts-Phase			



Highlights

- ⇒ **Generous Sized Lot**
- ⇒ **Utilities Available**
- ⇒ **Close to Downtown Amenities & Public Transportation**
- ⇒ **Solid Structure on Site -Repurpose or Redevelop**
- ⇒ **As zoned RL, offers excellent opportunity for multi-unit or single-family housing redevelopment with access via Warren Street**

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City of Waterbury
Public Works Department

MBL: 0439-0320-0065
ADDRESS: 79 BALDWIN AVE

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