



# FOR SALE/LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**60 Westwood Ave  
Suite 100  
Waterbury, CT 06708**

**+/- 6,663 S/F Fully Finished Medical Condominium Unit  
could be divisible to 3,200 S/F lease**

**Extensive Build Out & Open Floor Plan Allows for Multiple Practice  
Operations in One Large Space**

**Close Proximity to Both Waterbury & St. Mary's Hospital**

**Convenient to Waterbury Central Business District**

**1/2 Mile to Route 8 and I-84**

**Ground Floor Location Offers Easy Access & Close Parking**

**Offered at: \$495,000.00**

**Lease Rate: \$16.00 PSF + Utilities**

# PROPERTY DATA FORM

|                  |                            |
|------------------|----------------------------|
| PROPERTY ADDRESS | 60 Westwood Ave, Suite 100 |
| CITY, STATE      | Waterbury, CT 06708        |

| BUILDING INFO    |            | MECHANICAL EQUIP. |                      |
|------------------|------------|-------------------|----------------------|
| Avail S/F        | +/- 6,663  | Air Conditioning  | Central Air          |
| Number of floors | 1          | Sprinkler / Type  | Yes                  |
| UTILITIES        |            | Type of Heat      | FHA                  |
| Sewer            | City       | TAXES             |                      |
| Water            | City       | Mill Rate         | 49.44                |
| Gas              |            | Taxes             | \$21,069.35          |
| Electrical       | Eversource | TERMS             |                      |
|                  |            | Sale price        | \$495,000.00         |
|                  |            | Lease rate        | \$16 PSF + Utilities |

Existing partial tenant (Dr. Foster) would continue leasing



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