Godin Property Brokers LLC
★★★★★ Commercial / Industrial

FOR SALE/LEASE

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171 Grandview Ave
Units 1, 2, 3 & 4 And Units 14, 15 & 16
Waterbury, CT 06708

For Sale or Lease

1st Floor Medical Suites Available
Ideal for Owner-User/Investor/All Medical Uses
Ample Parking on busy Grandview Ave
Conveniently Located to Highway & Hospital

Offered at:

Sale: Units 1, 2, 3 & 4 $250,000.00
(Owner currently occupying with possible lease back)
Units 14, 15 & 16 $150,000.00

Lease : $9-$11 PSF Plus Utilities

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	**171 Grandview Ave, Units 1,2,3,4 & 14,15,16**
CITY, STATE	**Waterbury, CT 06708**

BUILDING INFO		**MECHANICAL EQUIP.**		
Total S/F	5,792 +/-	Air Conditioning	C/A 100%	
Number of floors	1	Elevator	Yes	
Avail S/F	5,792 +/-	Type of Heat	Electric	
Divisible	Yes	**OTHER**		
Office Space	5,792 +/-	Acres		
Ext. Construction		Zoning	CO	
Roof		Parking	Plenty On Site	
Ceiling Height		State Route / Distance To…	Rte. 8/ I84 - 2/10	
Date Built		**TAXES**	**1,2, 3 & 4**	**/ 14, 15 & 16**
		Appraisal	$304,400.00	/ $266,500.00
		Assessment	$213,080.00	/ $186,550.00
UTILITIES		Mill Rate	43.34	
Sewer	City	Taxes	$9,234.89	/ $8,085.10
Water	City	**TERMS**		
Gas / Oil	Electric	Lease Rate	$11 PSF NNN + Utilities	
Electrical		Sale Units 1,2, 3 & 4	$250,000.00	
		Units 14,15 & 16	$150,000.00	
		Condo Fees	$1,326.06 Monthly (Combined 7 Units)	

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Units 1, 2, 3 & 4

3,088 +/- S/F

Units 14, 15 & 16

2,704 +/- S/F

171
Grandview Ave

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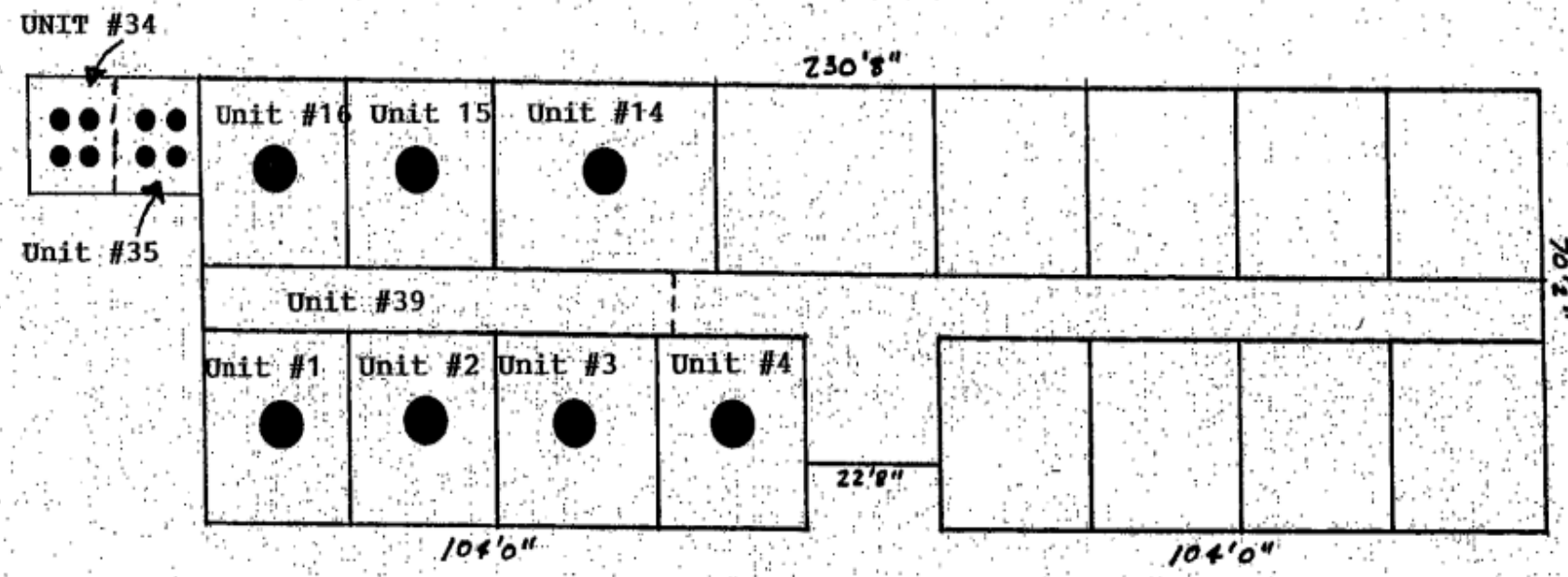

FIRST FLOOR PLAN

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Building Sketch