

FOR SALE/LEASE



**425 Bank Street
Waterbury, CT 06708**

Attention Investors/Users

69,104 +/- S/F Retail Plaza (Prime Location)

~~26,040 +/- S/F Available for Lease~~

Great Exposure Adjacent to Urban Air & Home Depot

I-84 Visibility with Ample Parking

Sale Price: \$7,500,000.00



PROPERTY DATA FORM

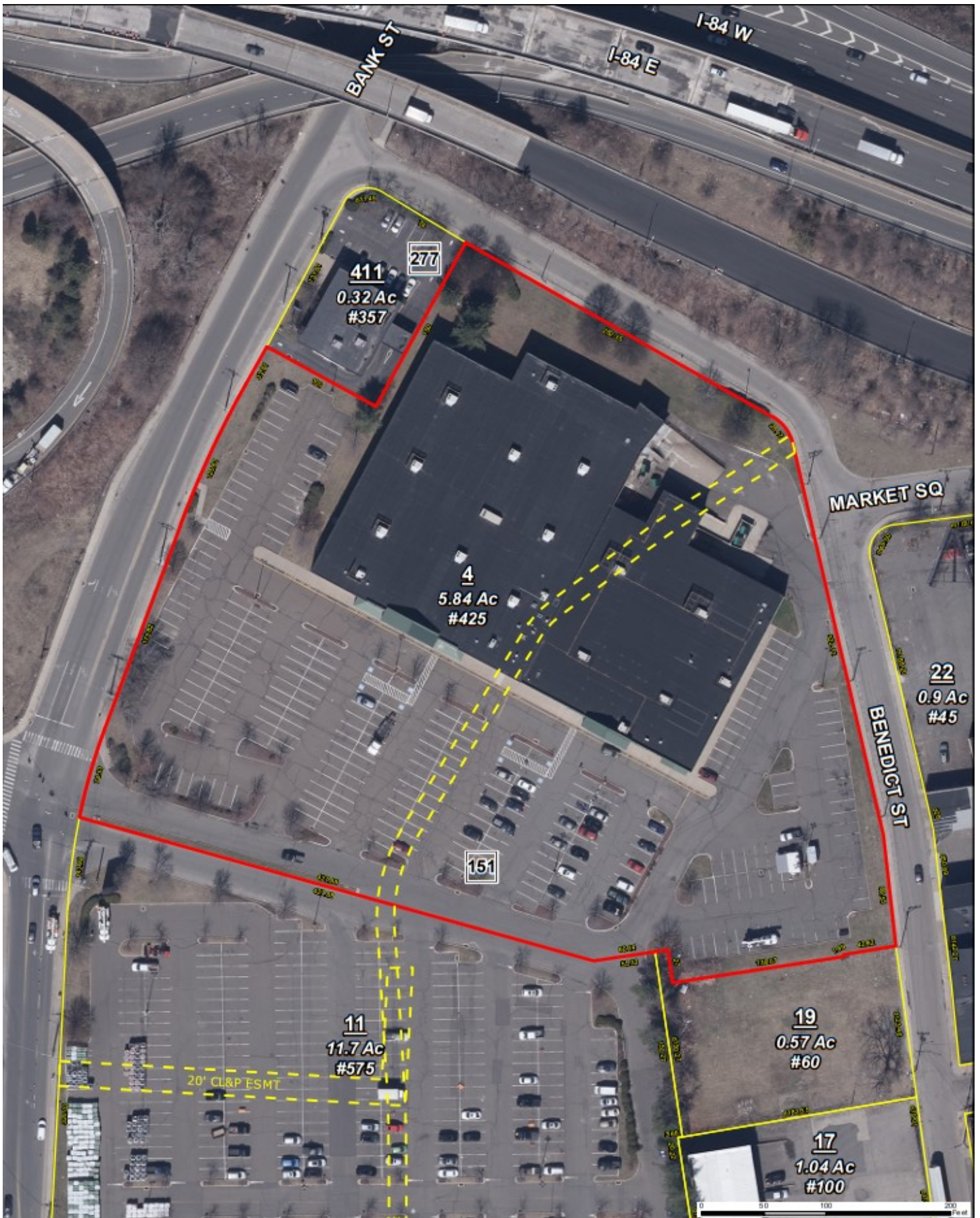
PROPERTY ADDRESS		425 Bank Street	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	69,104 +/-	Air Conditioning	Central
Available	26,040 +/-	Sprinkler / Type	N/A
		Type of Heat	
		OTHER	
		Acres	5.84
Total/Available docks	1	Zoning	CA
Ext. Construction	Concrete Block	Parking	Ample
Ceiling Height	16'	Distance To...	I-84 Immediate
Roof	Composite Built Up	TAXES	
Date Built	1998	Assessment	\$5,859,140.00
Date Built		Appraisal	\$8,370,200.00
UTILITIES		Mill Rate	49.44
	Tenant/Buyer to Verify	Taxes	\$289,675.00
Sewer	City	TERMS	
Water	City		
Gas/Oil	EverSource	Lease (Nets Approx \$5.90 psf)	
Electrical		Sale	
		\$7,500,000.00	



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City of Waterbury
Public Works Department

MBL: 0319-0277-0004
ADDRESS: 425 BANK ST

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