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

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FOR SALE

675 N Main Street
Waterbury, CT 06704

+/- 4,000 S/F Commercial Building on .22 Acres
High Traffic Location
Formerly Long-Time Local Drugstore
Newer Roof & HVAC System
Has Near-Full Basement with an Office
Offered at $419,000.00

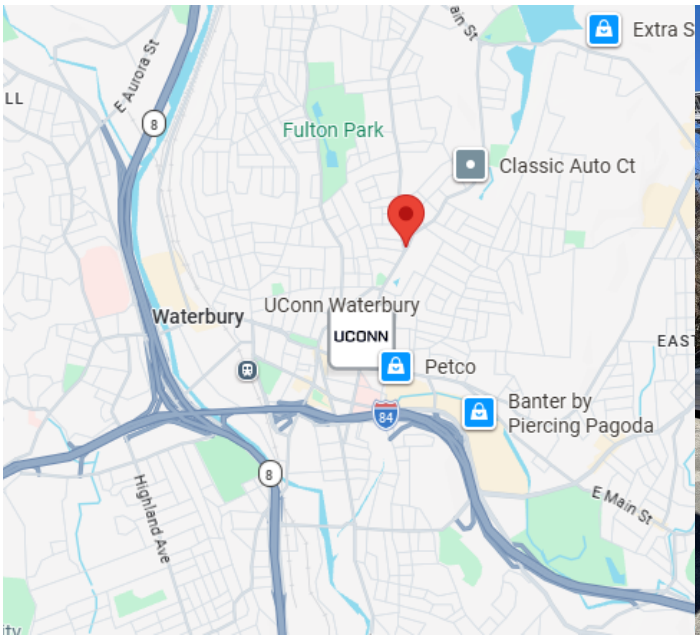
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the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

PROPERTY DATA FORM

PROPERTY ADDRESS	**675 North Main Street**
CITY, STATE	**Waterbury, CT 06704**

BUILDING INFO		**MECHANICAL EQUIP.**	
Total S/F	4,000 +/-	Air Conditioning	Yes - New 2020
Number of floors	1 + Lower Level	Sprinkler / Type	Wet
Avail S/F	4,000 +/-	Type of Heat	FHA / Gas
Basement & Office	+/- 3,000	**OTHER**	
		Acres	.22
		Zoning	CN
Ext. Construction	Masonry	Parking	+/- 20
Ceiling Height	12’	Interstate /Route Distance	1mi to I-84 / 1mi to RT 8
Roof	Rubber New - 2020	**TAXES**	
Date Built	1978	Assessment	$208,950.00
UTILITIES	**Buyer/ Tenant to Verify**	Appraisal	$298,500.00
Sewer	City	Mill Rate	44.98
Water	City	Taxes	$9,398.57
Gas/Oil	Gas	**TERMS**	
Electrical	Eversource	Sale	419,000.00
Amps/Volts/Phase	200 amps/208v/3 phase		

Sale Includes 709 N Main Street (.08 acres) & 715 N Main Street (.13 acres)



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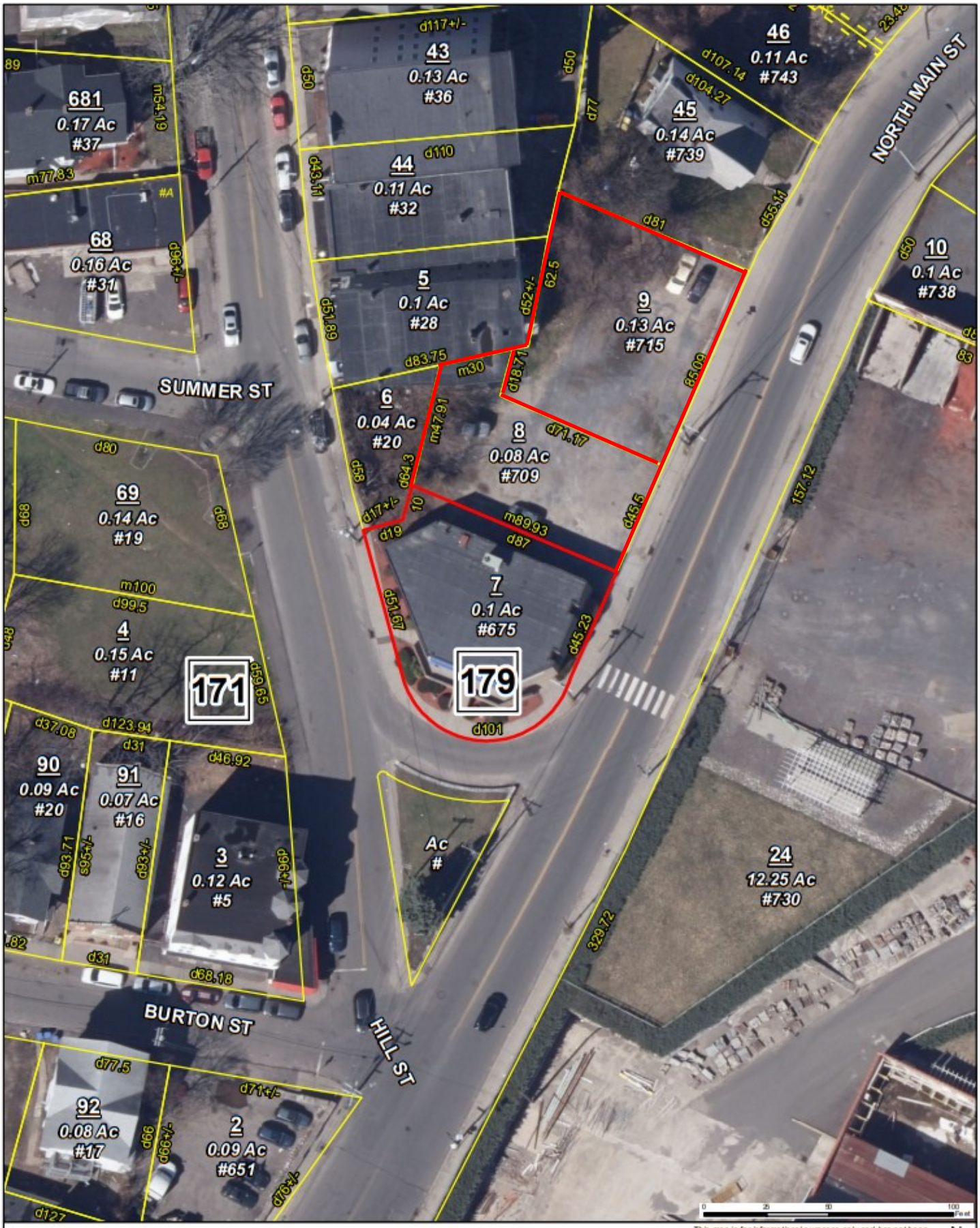
W.H. PICKETT DRUG CO.



City of Waterbury
Public Works Department

MBL: **0237-0179-0007**

ADDRESS: 675 NORTH MAIN ST

This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.

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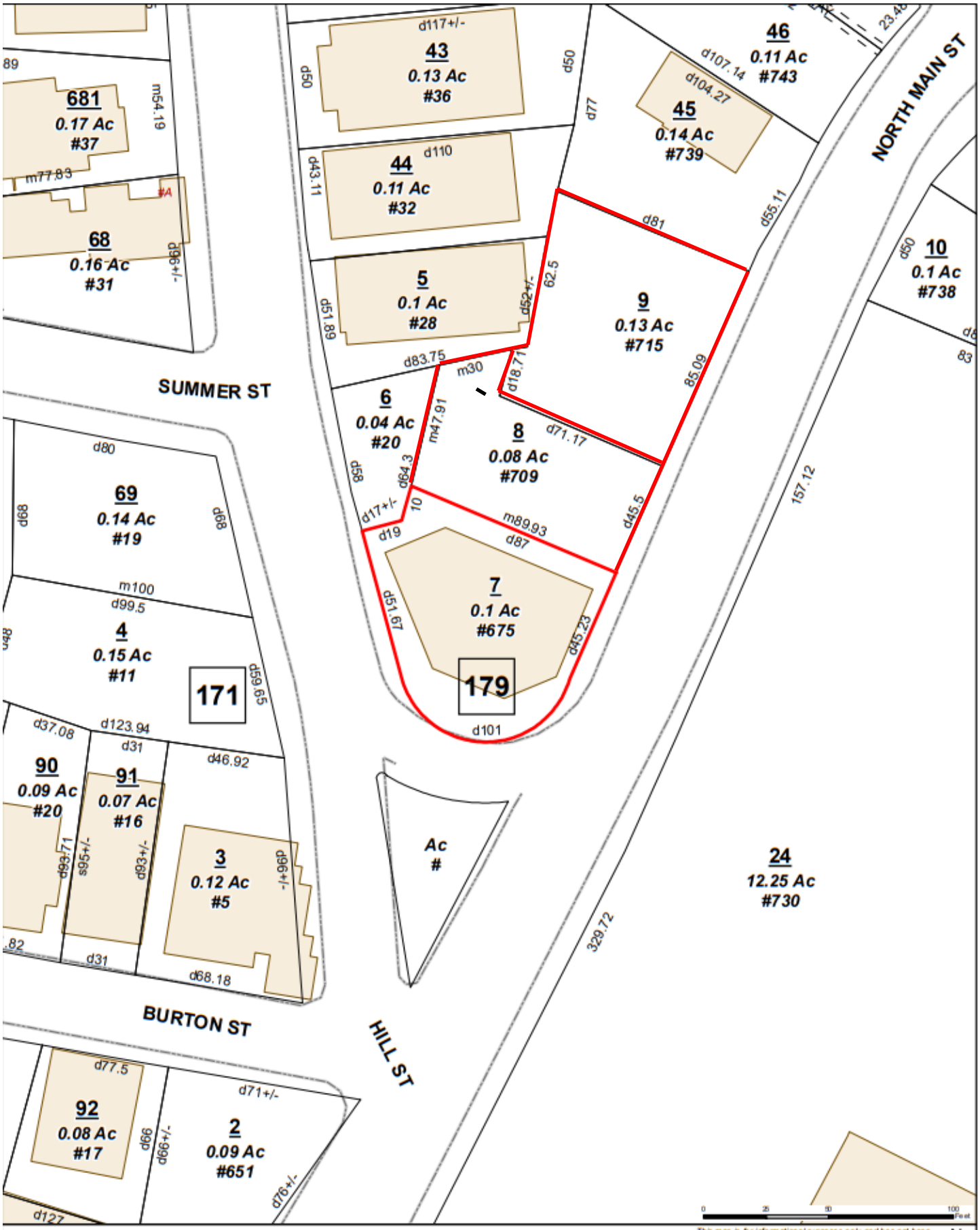

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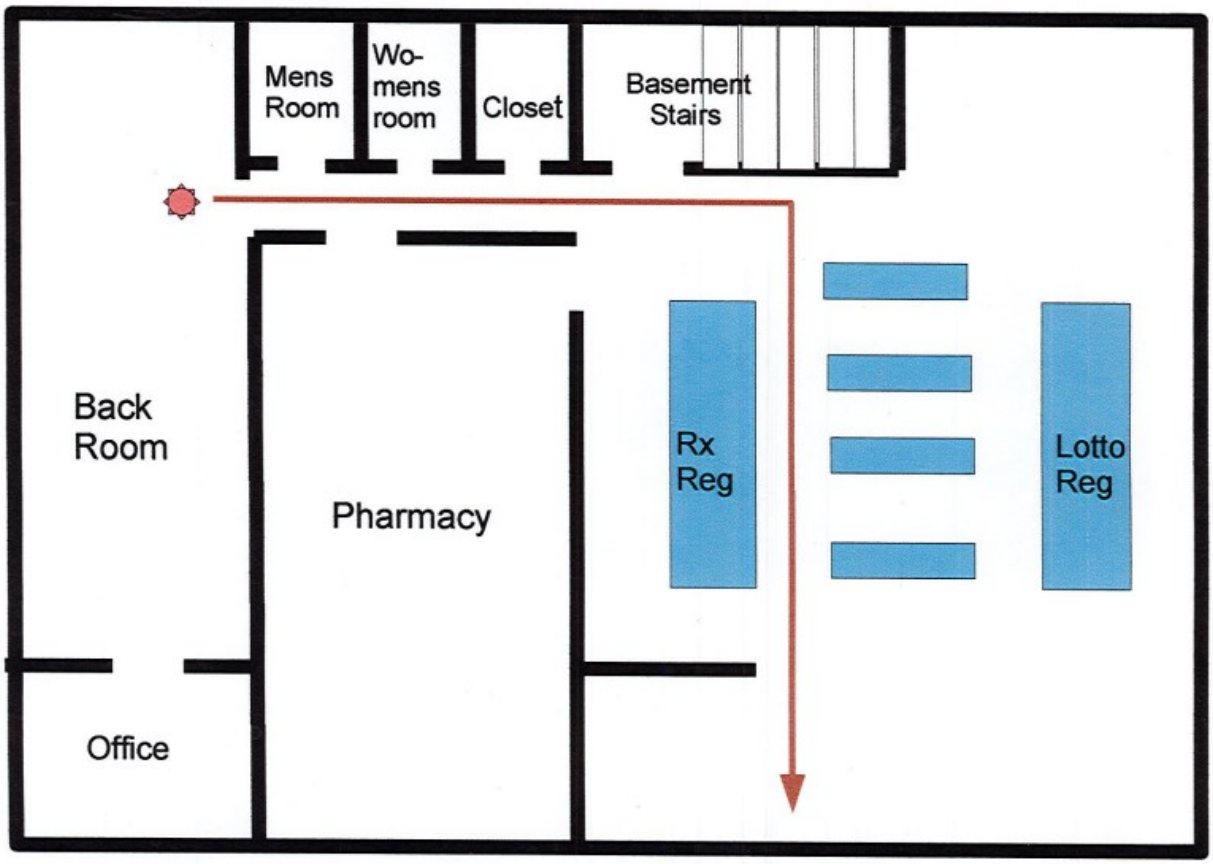
Emergency Exit Plan