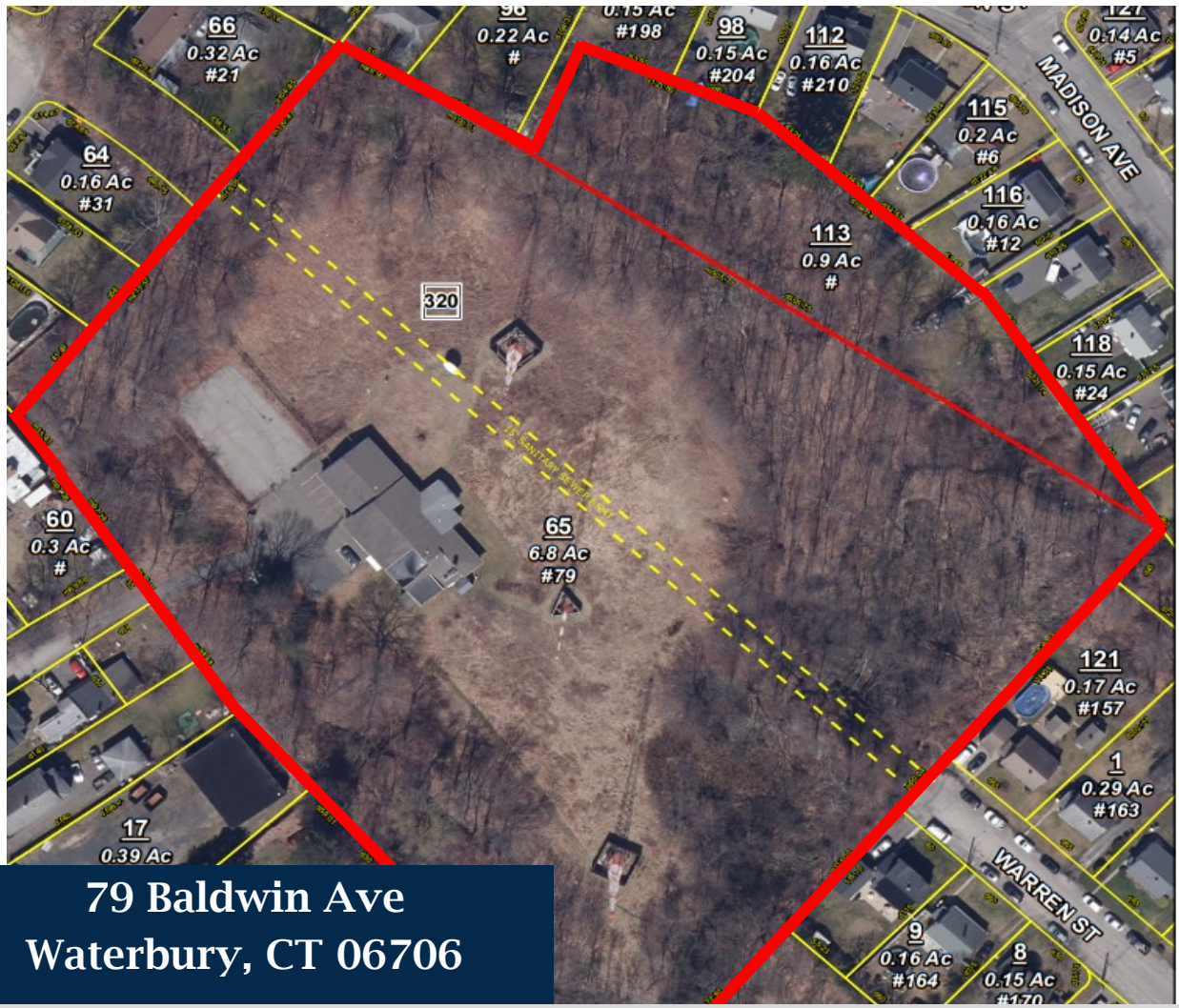
Godin Property Brokers LLC
★★★★★ Commercial / Industrial

CONTACT: BRIAN GODIN or MICHAEL GRIEDER
E-mail: Bgodinpb@gmail.com
E-mail: Mgrieder.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762

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

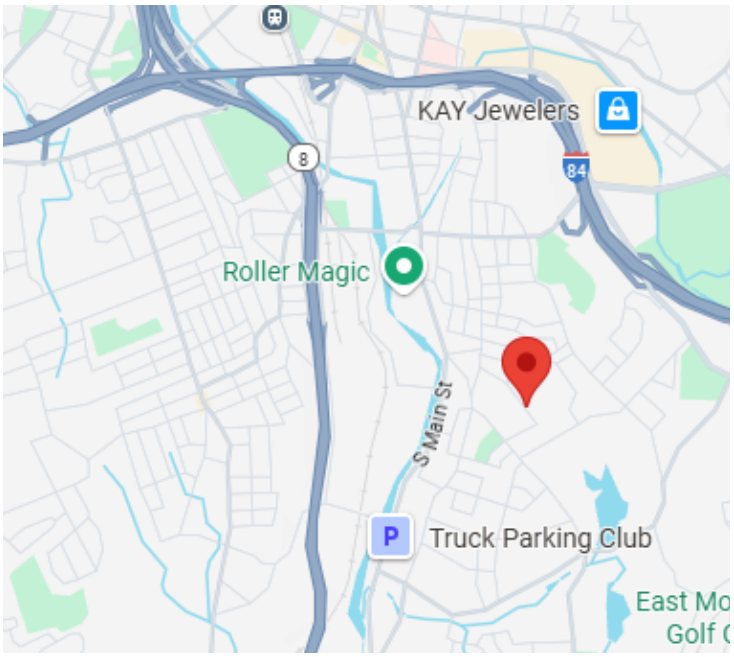
Offered at $425,000.00

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	**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
UTILITIES		Assessment	$237,650.00
Sewer	City	Mill Rate	43.34
Water	City	Taxes	$10,299.75
Gas/Oil	Oil	**TERMS**	
Electrical		Sale	$425,000.00
Amps-Volts-Phase			



Highlights

⇒ ***Generous Sized Lot***

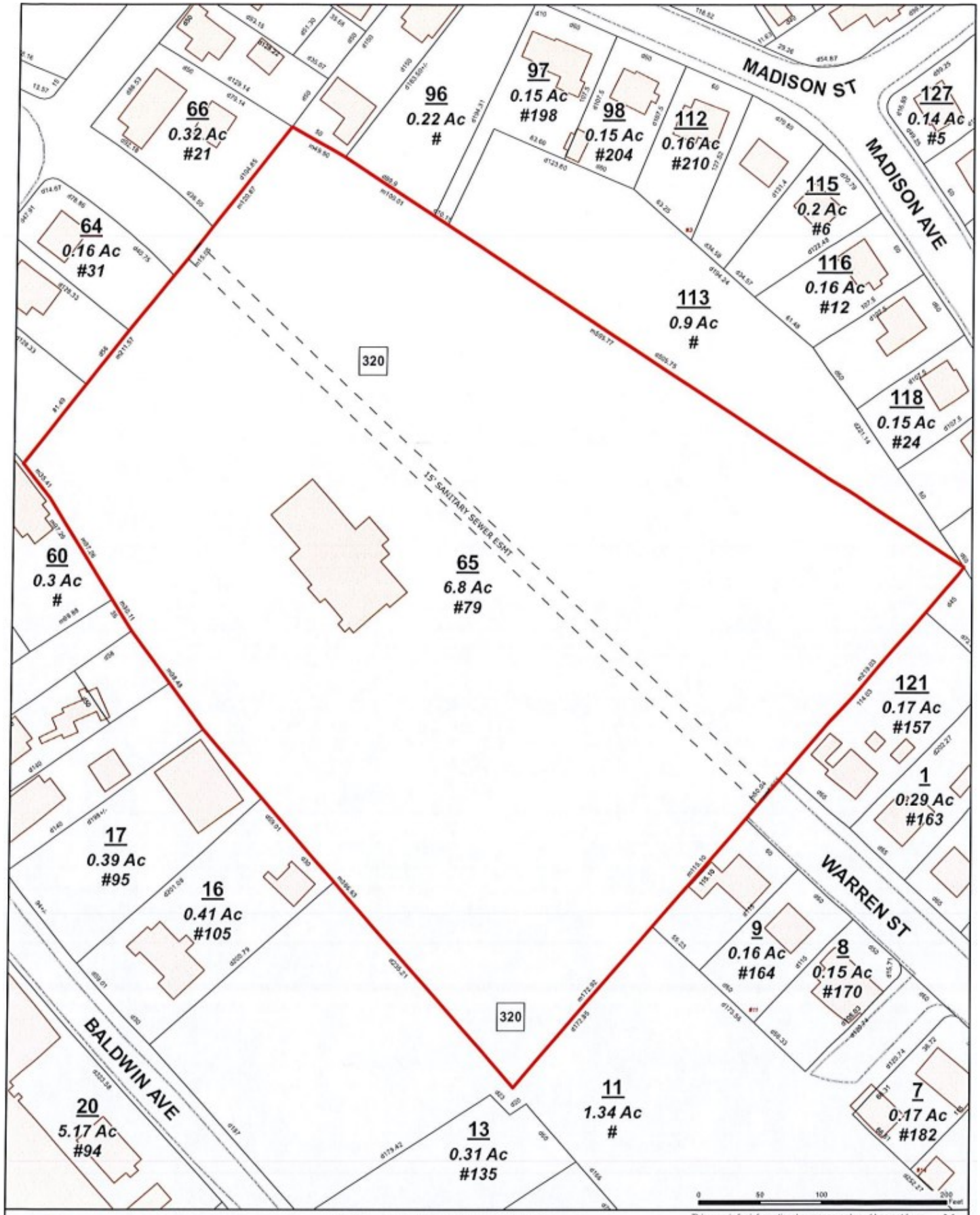
⇒ ***Utilities Available***

⇒ ***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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