



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: \$550,000.00

Lease Rate: \$17.00 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	\$550,000.00
		Lease rate	\$17 PSF + Utilities

Existing partial tenant (Dr. Foster) would continue leasing



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