

## FOR SALE / LEASE



**289 Congress Ave  
Waterbury, CT 06708**

**4,815 +/- S/F Light Industrial Building  
Currently Set Up as Auto Repair  
Ideal for a Wide Variety of Uses**

**Main Level 2,795 +/- S/F**

**Lower Level 2,020 +/- S/F**

**2 Drive-In Doors**

**Lease Rate \$9.00 PSF Gross + Utilities**

**Asking \$299,900.00**



# PROPERTY DATA FORM

**PROPERTY ADDRESS** 289 Congress Ave

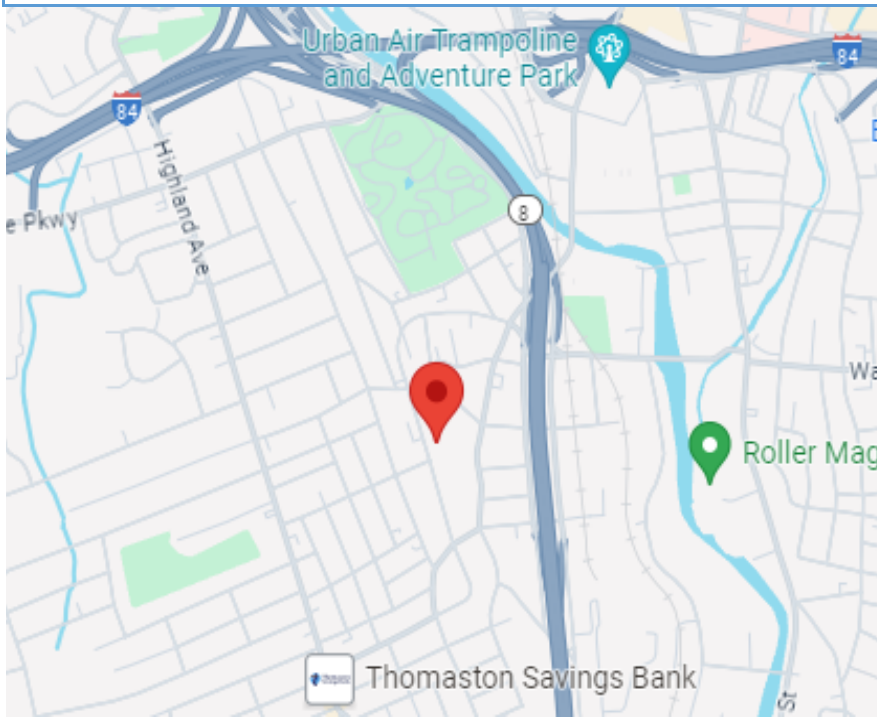
**CITY, STATE** Waterbury, CT 06708

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	4,815 +/-	Air Conditioning	N/A
Number of floors	2	Sprinkler / Type	N/A
Avail S/F	4,815 +/-	Type of Heat	Gas/FHA
Office Space	400 +/-	<b>OTHER</b>	
Total Avail / Drive-In	2	Acres	.14
Ext. Construction	Brick/ Solid	Zoning	RH
Ceiling Height	8'	Parking	
Roof	Shingles	State Route / Distance To...	
Date Built	1925	<b>TAXES</b>	

<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Assessment	\$110,600.00
Sewer	City	Appraisal	\$158,000.00
Water	City	Mill Rate	49.44
Gas/Oil	Gas	Taxes	\$5,468.06

Electrical	Eversource	<b>TERMS</b>	
Amps-Volts-Phase	3 Phase	Lease	\$9 PSF Gross + Utilities
		Sale	\$299,900.00



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