



**CONTACT: BRIAN GODIN**

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

# FOR SALE



***16 Edwin Avenue  
Waterbury, CT 06708***

**9,908 +/- S/F Industrial Building  
Convenient Location with Immediate Access  
to RT 8 & I-84**

**Ample Power & Loading Dock**

**Excellent On-Site Parking**

**Ideal for Manufacturing, Distribution  
or Contractor Use**

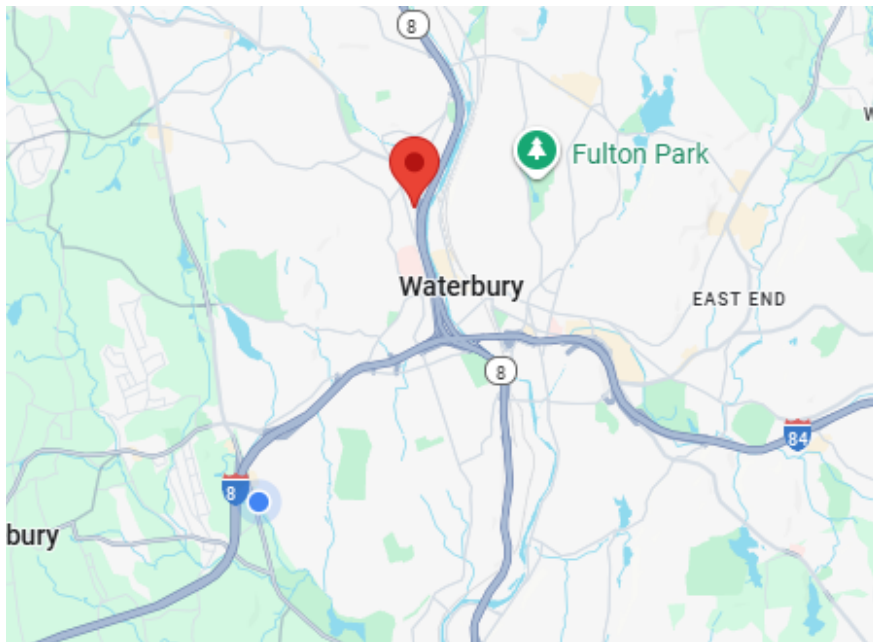
**Offered at \$750,000.00**



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

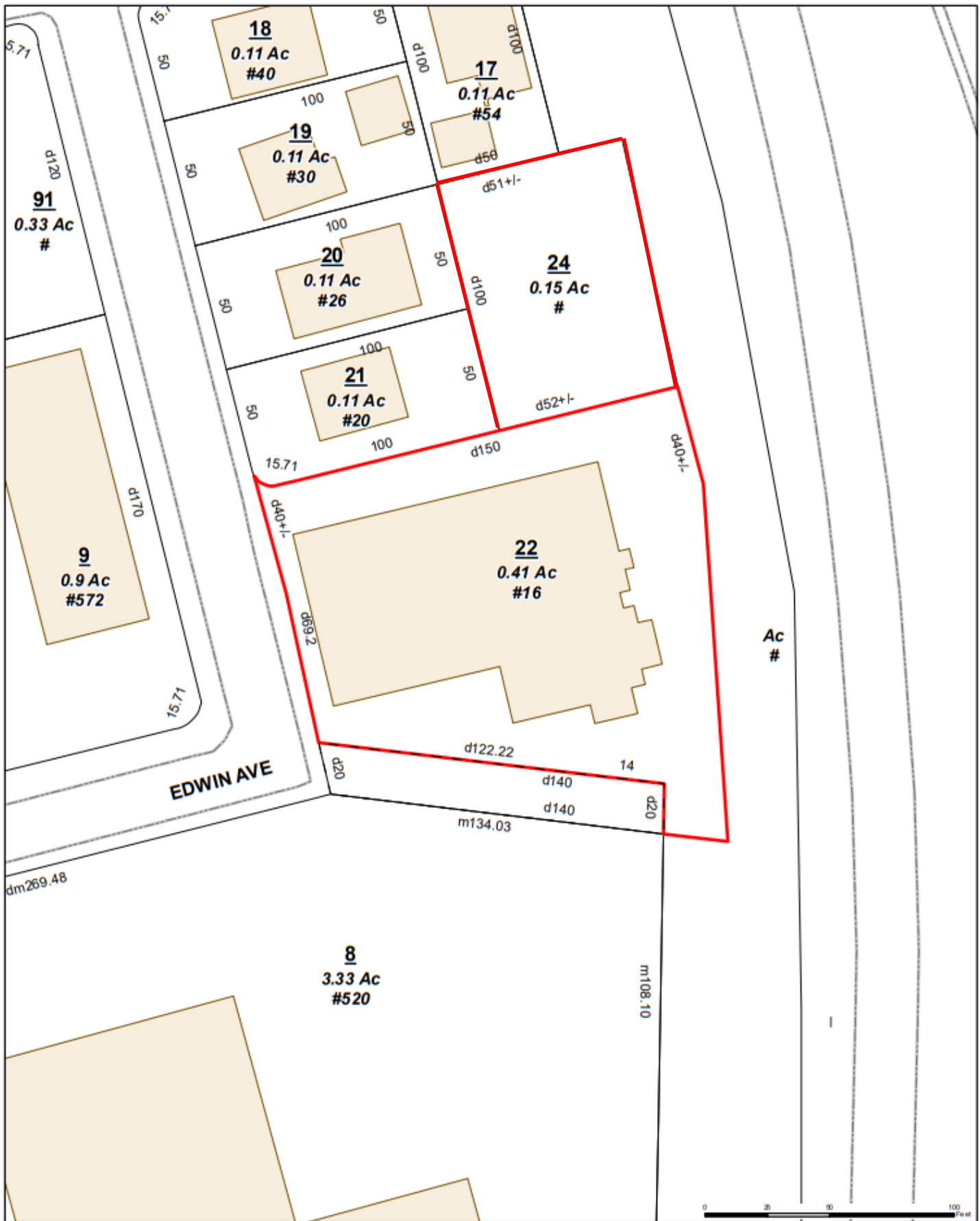
PROPERTY ADDRESS		16 Edwin Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,908 +/-	Air Conditioning	Central (Full)
Number of floors	1	Sprinkler / Type	No
Avail S/F	9,908 +/-	Type of Heat	Gas F/A
Office space	1,000 +/-	OTHER	
Avail docks	1	Total acres	.41
		Parking	Ample
		Zoning	IL
Ceiling Height	9' - 10'	State /Route Distance To...	RT 8 & I-84 Immediate
Roof	Rubber (2013)		
Ext. Construction	Block		
Date Built	1966	TAXES	
UTILITIES	Buyer/Tenant to Verify	Appraised	\$436,400.00
Sewer	City	Assessment	\$305,480.00
Water	City	Mill rate	49.44
Gas/Oil		Taxes	\$15,103.00
Electrical	600 amps/240 v/3 Phase	TERMS	
		Sale	\$750,000.00



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**City of Waterbury**  
Public Works Department

MBL: 0195-0707-0022  
ADDRESS: 16 EDWIN AVE

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.





