

# FOR SALE

**CONTACT: ED GODIN, SIOR**

E-mail: [egodinpb@gmail.com](mailto:egodinpb@gmail.com)

850 Straits Turnpike Suite 204

Middlebury, CT 06762

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100



*235 Meriden Rd*

*Waterbury, CT 06705*

**6,800 +/- S/F Leased Commercial Building**

**High Traffic Area 12,900 +/- Cars Daily Per DOT**

**CA Zoned**

**.45 Acres on Signalized Corner**

**Two Tenants in Place with Long Term Leases**

**Large Bonus Basement Area**

**Net Operating Income +/- \$62,000.00**

**Offered at \$595,000.00**

# PROPERTY DATA FORM

PROPERTY ADDRESS	235 Meriden Rd
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,800 +/-	Air Conditioning	No
Number of floors	Lower Level	Sprinkler / Type	No
Avail S/F	6,800 +/-	Type of Heat	Gas - Oil
Avail Overhead Doors	2	<b>OTHER</b>	
Ceiling Height	14'	Acres	.45
Ext. Construction	masonry	Zoning	CA Commercial
Avail Docks		Parking	15 +/-
Column Space		State Route / Distance To...	1mi to I-84
Roof		<b>TAXES</b>	
Date Built	1958	Assessment	\$274,120.00
<b>UTILITIES</b>		Appraisal	\$391,600.00
Tenant/Buyer to Verify		Mill Rate	54.19
Sewer	Yes	Taxes	\$14,854.56
Water	Yes	<b>TERMS</b>	
Gas	Yes	SALE	\$595,000.00
Electrical	200 amps / 120/208 volts		

## Tenant Information

### Big Apple Mini Mart (Unit C Approx. 2,500 S/F)

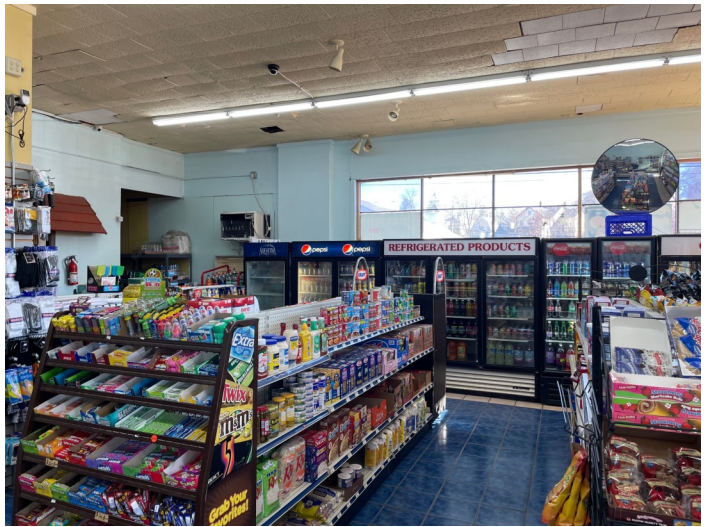
Ten (10) Year Term 8/1/2020 - 7/31/2030

Current Rent \$2,500.00 Monthly with Annual Increases

### Bins Zone (Units A & B Approx. 4,300 S/F)

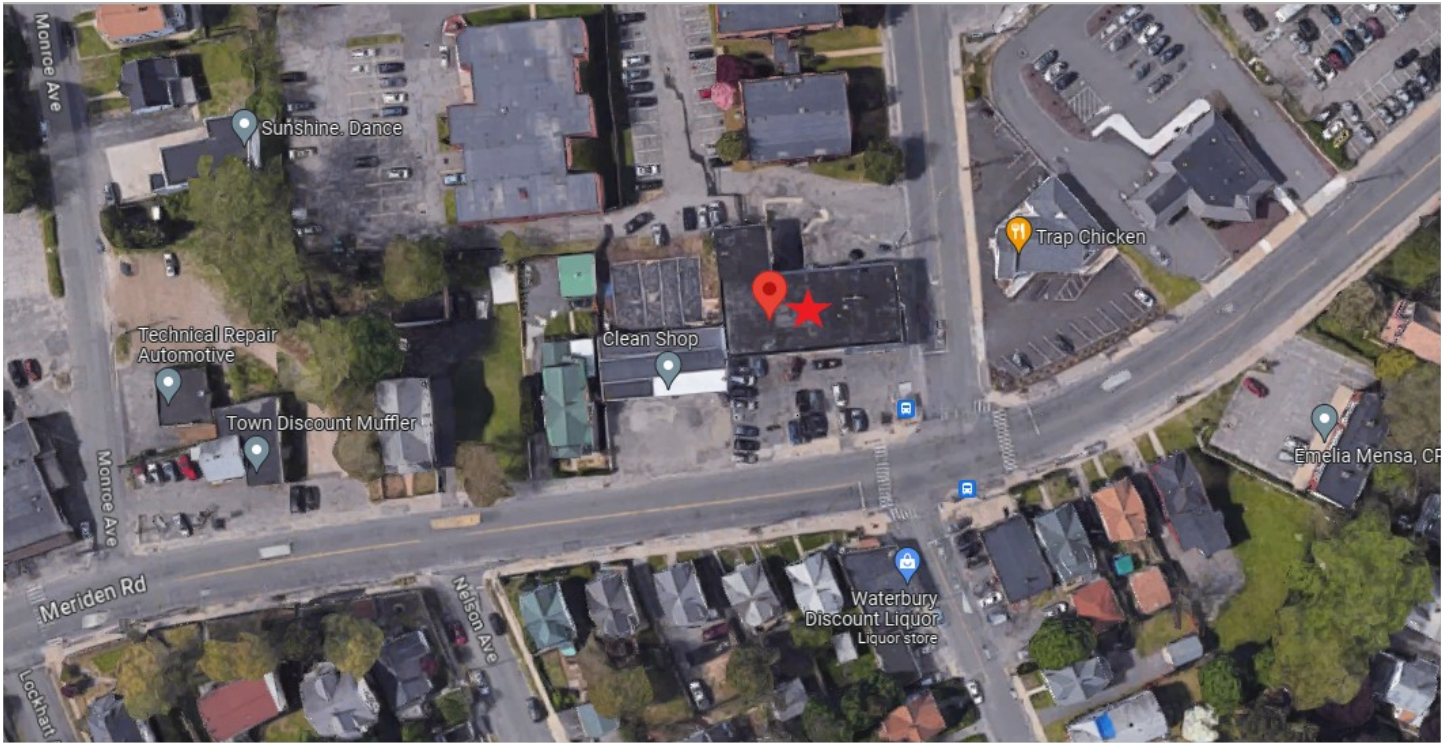
Five (5) Year Term 8/1/2023 - 7/31/2028

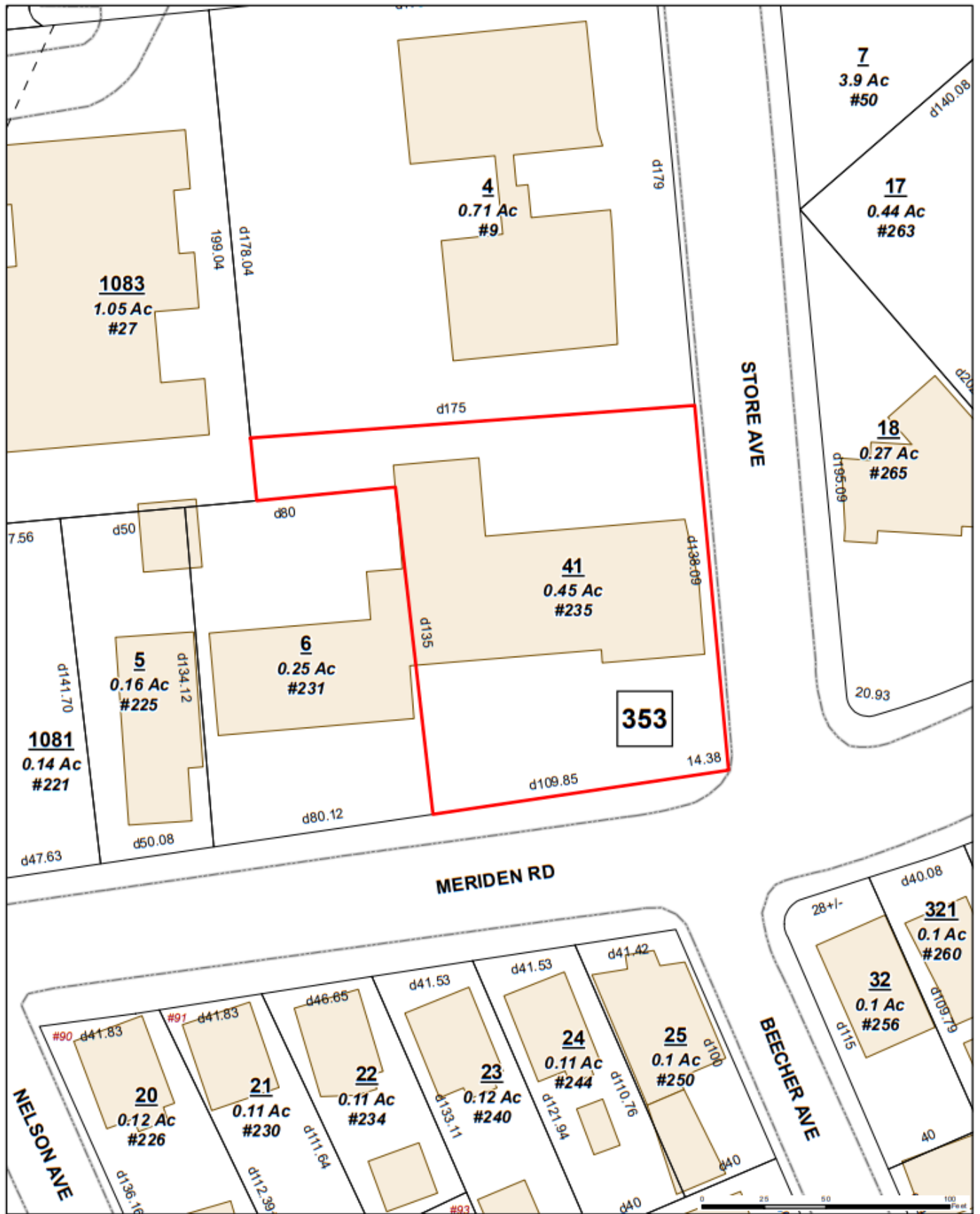
Current Rent \$4,200.00 Monthly with Annual Increases



# Godin Property Brokers LLC

Commercial / Industrial





**City of Waterbury**  
Public Works Department

MBL: 0325-0353-0041  
ADDRESS: 235 MERIDEN RD

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.

