

# FOR SALE

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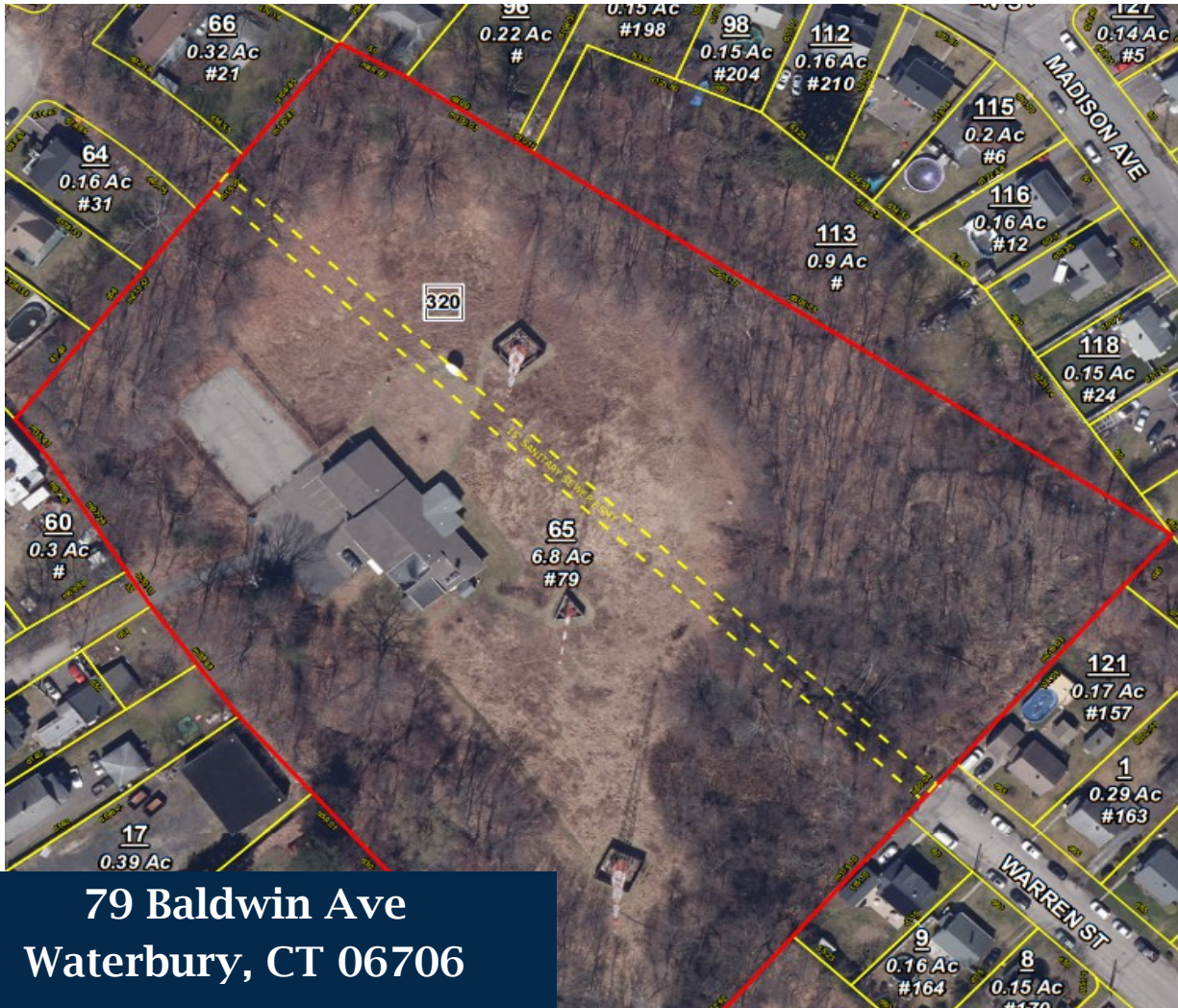
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Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**79 Baldwin Ave  
Waterbury, CT 06706**

**6.8 +/- Acres (RL Zoned)**

**5,172 +/- S/F Office Building (WATR Radio Station)**

**Quiet Urban Setting with Excellent Access to I-84 & RT 8**

**Ample, On-Site Parking**

**Substantial Acreage Offers Development Flexibility**

**or Prime Corporate Headquarter Opportunity!!**

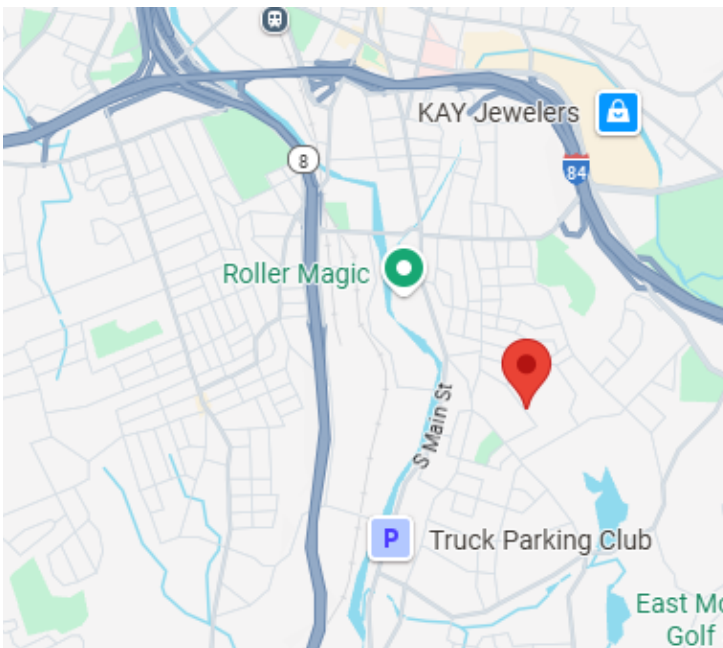
**Other Possible Uses Include Medical, Community or Educational Facilities**

**Offered at \$685,000.00**

# 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	44.98
Water	City	Taxes	\$10,689.50
Gas/Oil	Oil	TERMS	
Electrical		Sale	\$685,000.00
Amps-Volts-Phase			

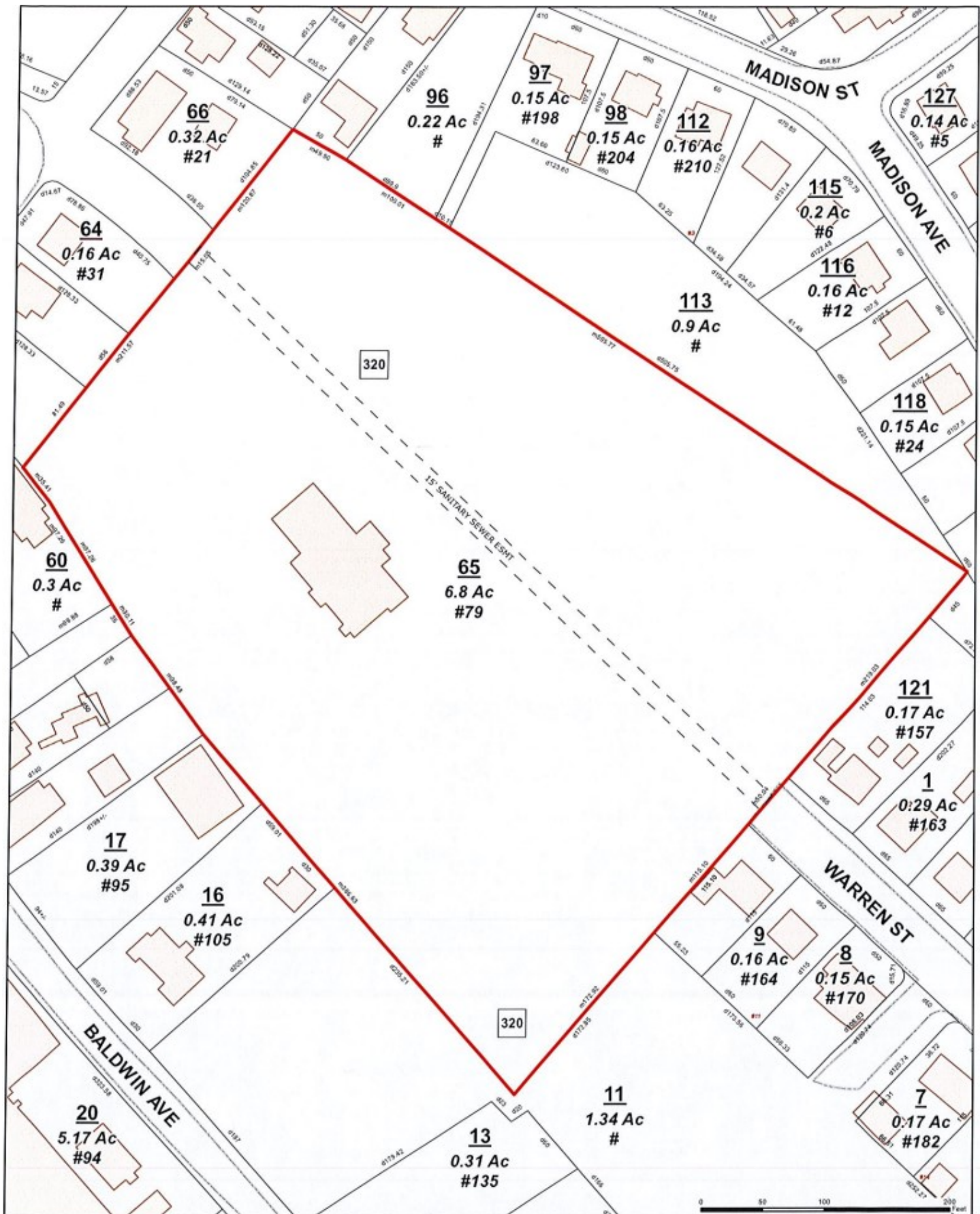


## Highlights

- ⇒ **Quiet Residential Neighborhood**
- ⇒ **Generous Sized Lot**
- ⇒ **Ample Parking**
- ⇒ **Utilities Available**
- ⇒ **Close to Downtown Amenities & Public Transportation**
- ⇒ **Solid Structure on Site -Repurpose or Redevlop**

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**City of Waterbury**  
Public Works Department

MBL: 0439-0320-0065

ADDRESS: 79 BALDWIN AVE

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