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**FOR SALE/LEASE**



**207 Bank Street Unit 3A & 3B  
Waterbury, CT 06702**

**Buckingham Square**

**Office Suites from 1,000 - 7,800 S/F in this hotel, retail and  
office complex located in Historic downtown Waterbury  
next to I 84 and RTE 8**

**Covered parking with security guard**

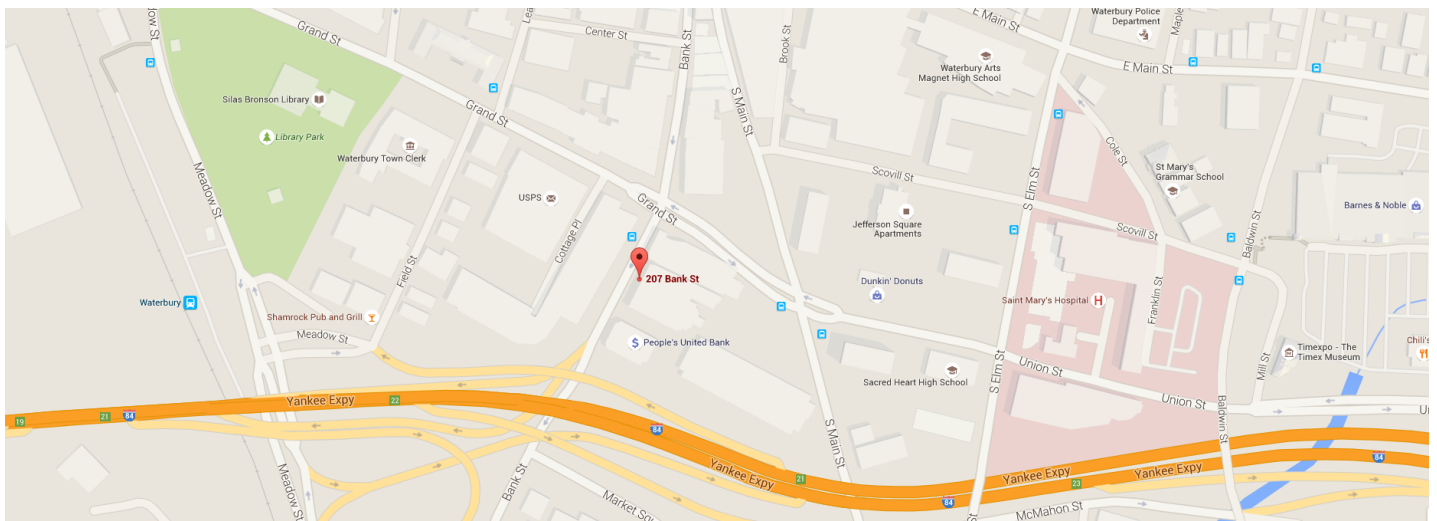
**Walking distance to restaurants/ banks & public services**

**Lease Price: \$12.00 PSF Gross + Utilities**

**Sale Price \$390,000.00**

# PROPERTY DATA FORM

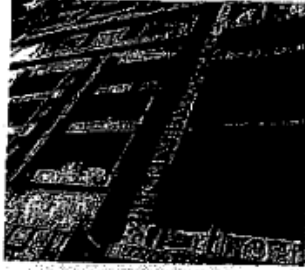
<b>PROPERTY ADDRESS</b>		207 Bank Street Unit 3A & 3B	
<b>CITY, STATE</b>		Waterbury, CT 06702	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	7,800	Air Conditioning	Central
Number of floors	4	Sprinkler / Type	No
Avail S/F	7,800 +/-	Type of Heat	Gas heat pump
Will subdivide to	1,000	<b>TAXES</b>	3A 3B
Office Space	7,800	Assessment	83,020 87,570
Ext. Construction	Brick	Mill Rate	58.77 58.77
Int. Construction		Taxes	\$4,833 \$5,098
Ceiling Height		<b>OTHER</b>	
Roof		Total Acres	Condo
Date Built	1910	Zoning	CBD
<b>UTILITIES</b>		Parking	Available Garage
Sewer	City	Interstate	I-84
Water	City	Distance to	Immediate
Gas	Yes	State Route	RTE 8
Electrical		Distance to	1/2 Mile
		<b>TERMS</b>	
		Sale Price	\$390,000.00
		Lease Rate	\$12 Gross + Utilities + parking



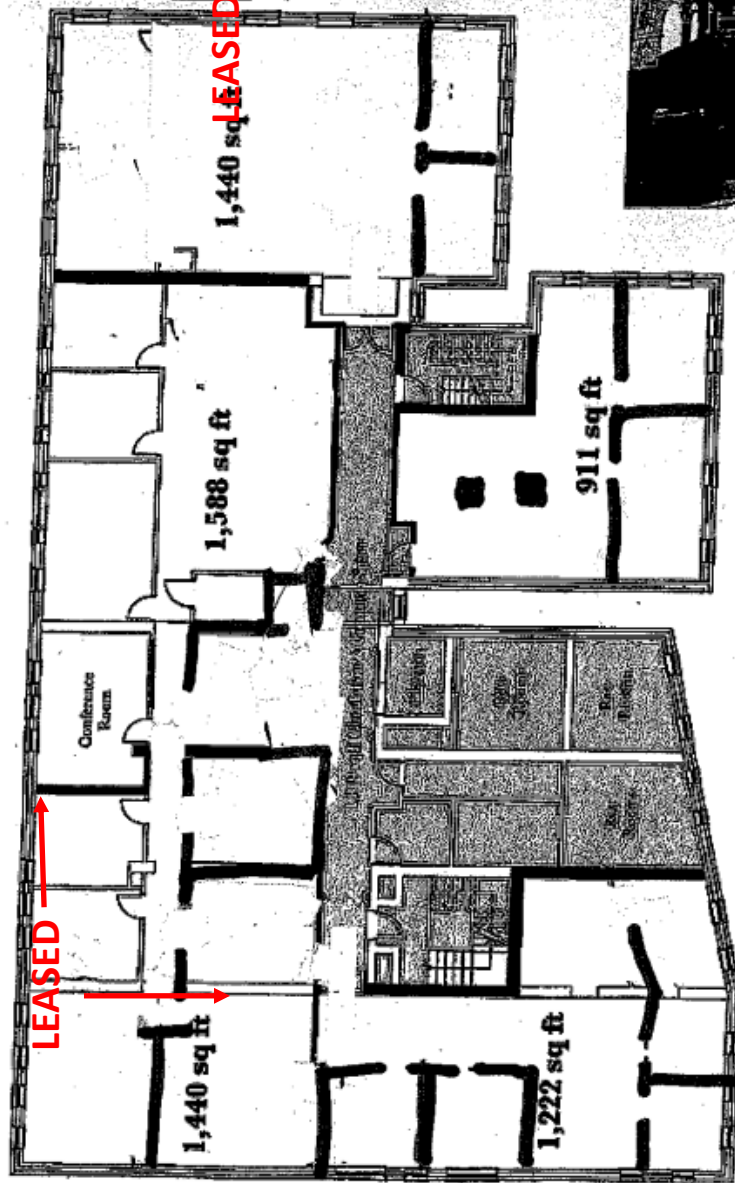
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Exterior View - Parking



3rd Floor Corridor - Conceptual  
 PREPARED BY CASSIDY ARCHITECTURE, LLC  
[www.cassidyarchitecture.com](http://www.cassidyarchitecture.com)



Conceptual Division of Spaces

**Buckingham Square**  
 207 - 231 Bank Street Waterbury, CT  
 Member - National Trust of Historic Places  
 Interested parties call (203) 756-8961

