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850 Straits Turnpike, Suite 204
Middlebury, CT, 06762

FOR SALE



*16 Edwin Avenue
Waterbury, CT 06708*

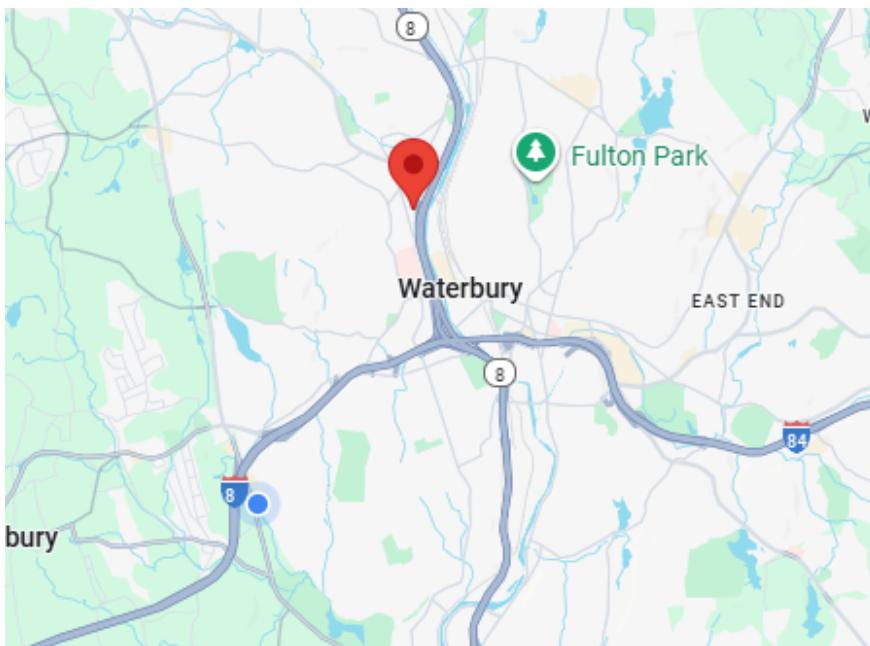
**9,908 +/- S/F Industrial Building
Convenient Location with Immediate Access
to RT 8 & I-84
Ample Power & Loading Dock
Excellent On-Site Parking
Ideal for Manufacturing, Distribution
or Contractor Use
Offered at \$750,000.00**



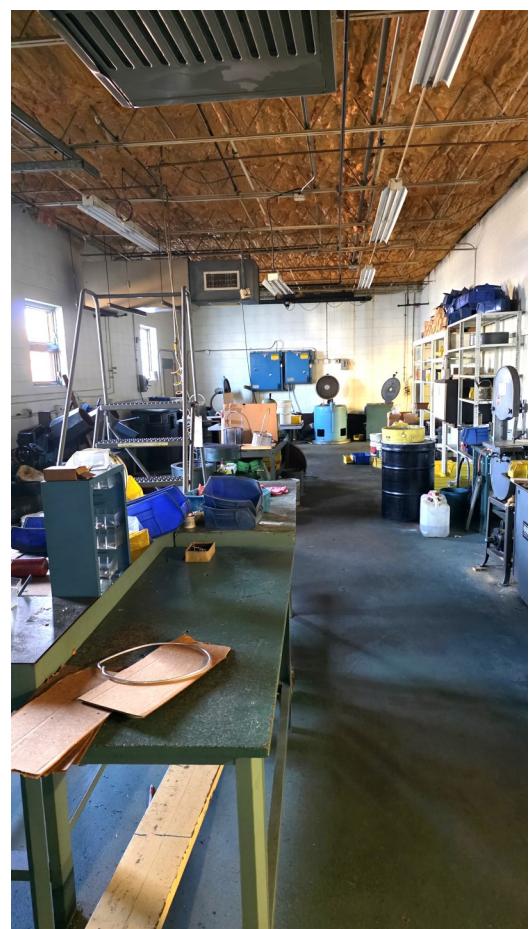
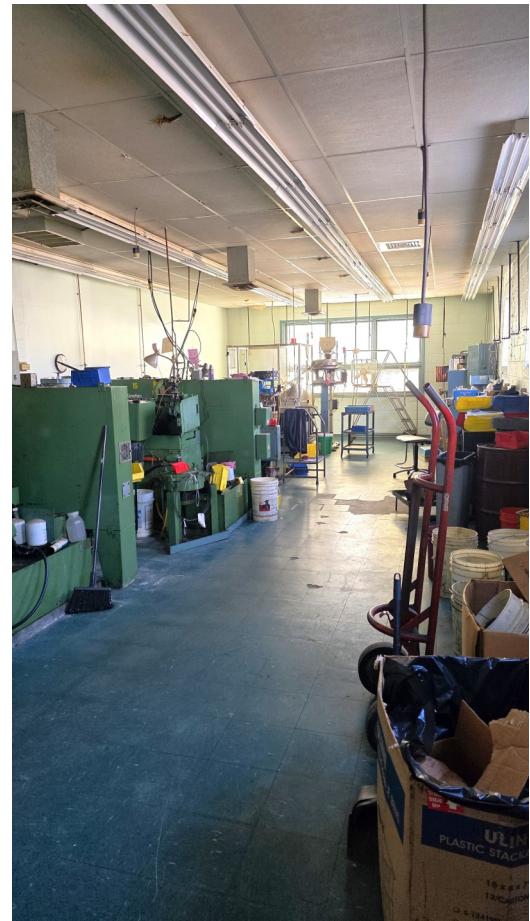
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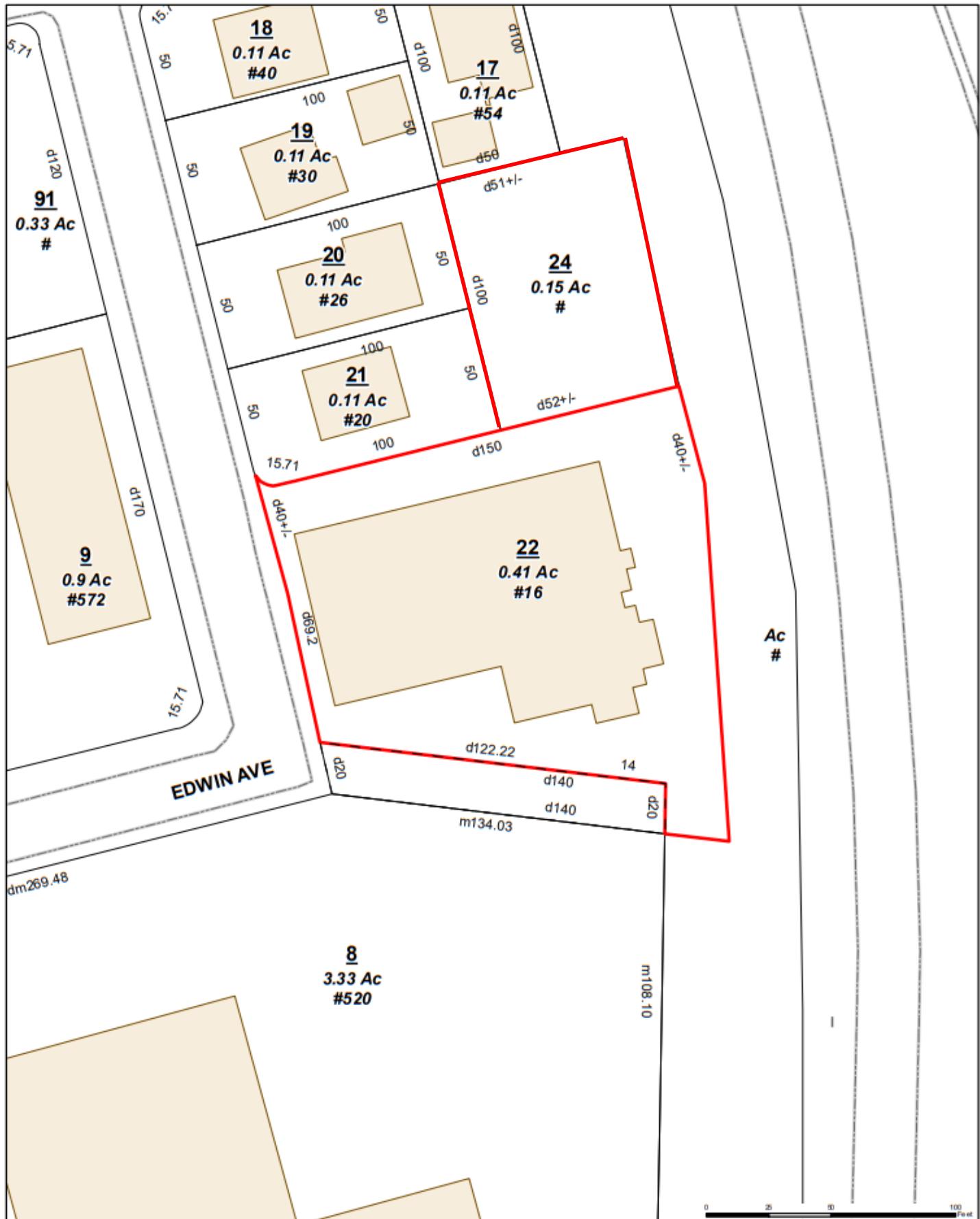
PROPERTY DATA FORM

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
Ceiling Height	10'-11'	Parking	Ample
Roof	Rubber (2013)	Zoning	IL
Ext. Construction	Block	State /Route Distance To...	
Date Built	1966	RT 8 & I-84 Immediate	
UTILITIES	Buyer/Tenant to Verify		
Sewer	City	Appraised	\$436,400.00
Water	City	Assessment	\$305,480.00
Gas/Oil		Mill rate	49.44
Electrical	600 amps/240 v/3 Phase	Taxes	\$15,103.00
		TAXES	
		Sale	\$750,000.00
		TERMS	



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City of Waterbury

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

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 **City of Waterbury**
Public Works Department

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

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