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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**

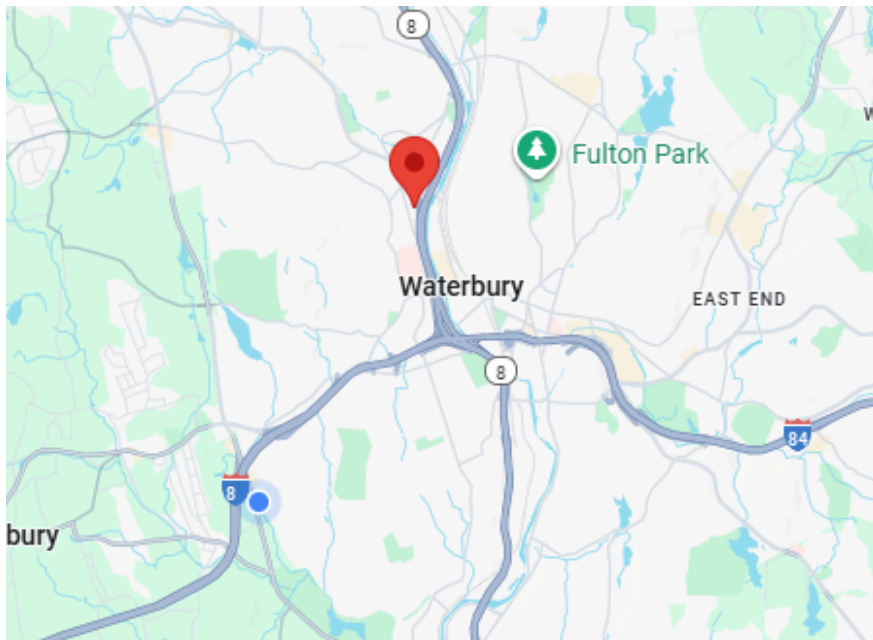
Offered at \$750,000.00



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.

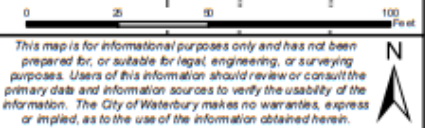
PROPERTY DATA FORM

| | | | |
|-------------------|------------------------|-----------------------------|-----------------------|
| 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 | 10'-11' | 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

