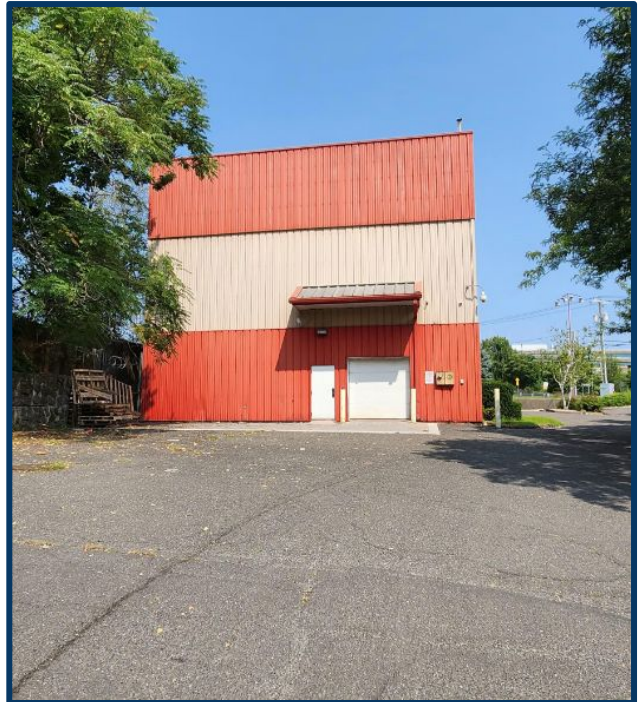


# FOR SALE

153 Meadow Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



## 9,000 SF RETAIL / WAREHOUSE

- 2 Floors - 4,500 SF / 4,500 SF
- .50 Acres / CA Zone
- Across from Home Depot
- Great Location with High Visibility
- Vehicle Count Per Day: 12,400
- Lift System Freight Elevator

**SALE: \$725,000.00**

**Contact:**

**NICK LONGO / neegall@aol.com**

**Cell - 203.578.0208 / Office - 203.753.5800**

**MATTHEWS COMMERCIAL PROPERTIES**

**matthewscommercial.com**

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## BUILDING

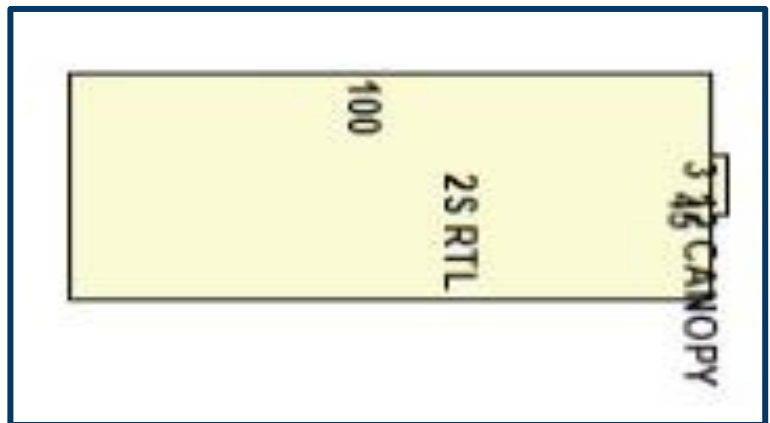
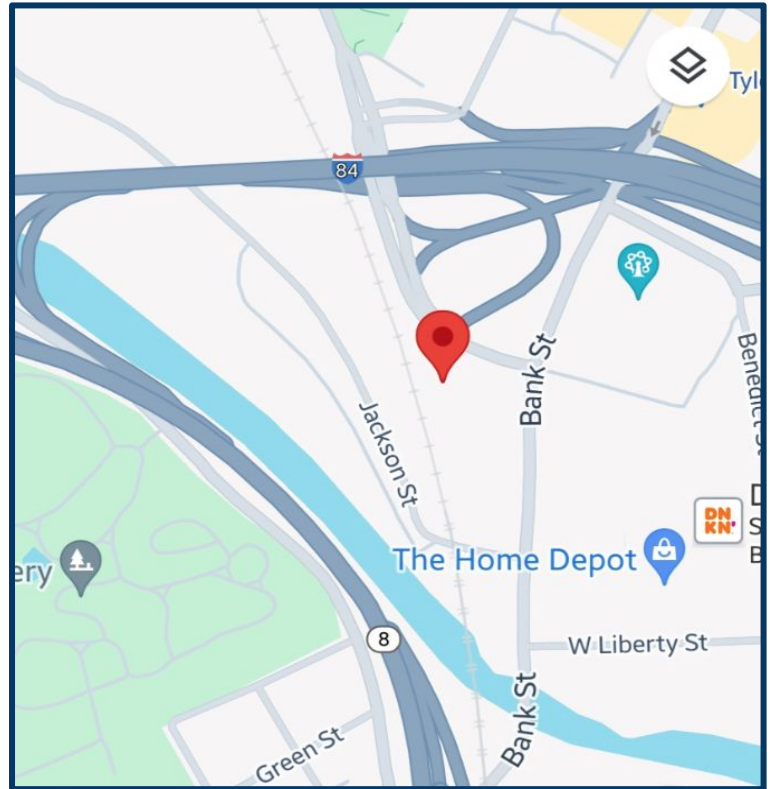
Total Available SF	9,000 SF
Number of Floors	2 / 4,500 SF / 4,500 SF
Upper Floor	250 lbs. PSF Wide Load equally distributed
Exterior / Roof	Steel
Total Avail SF Mezz	1,500
Year Built	1988
Ceiling Height	10' 1st Fl / 18' 2nd Fl
Drive In Doors	1
Parking	30 +/-
Zoning	CA Commercial

## PROPERTY

Lot Size	0.50 Acres
Distance to I-84 & RT-8	.2 miles / .5 miles

## MECHANICALS & UTILITIES

Heat Source/ Type	Gas / Hot Air
A/C - Entire Building A/C - Offices	Central Wall Units
Electric	Eversource 400 Amps/ 3 Phase/ 240V
Gas	Eversource
Sewer	City
Water	City



## TAXES

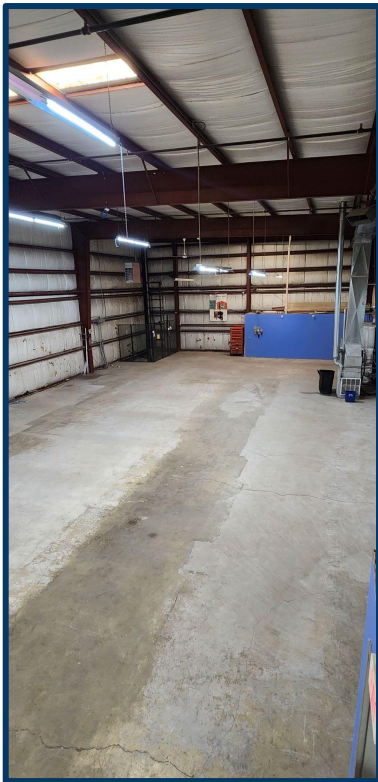
Assessment	\$455,140.00
Mill Rate	54.19
Annual Taxes	\$24,664.04

CONTACT: NICK LONGO 203.578.0208

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819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

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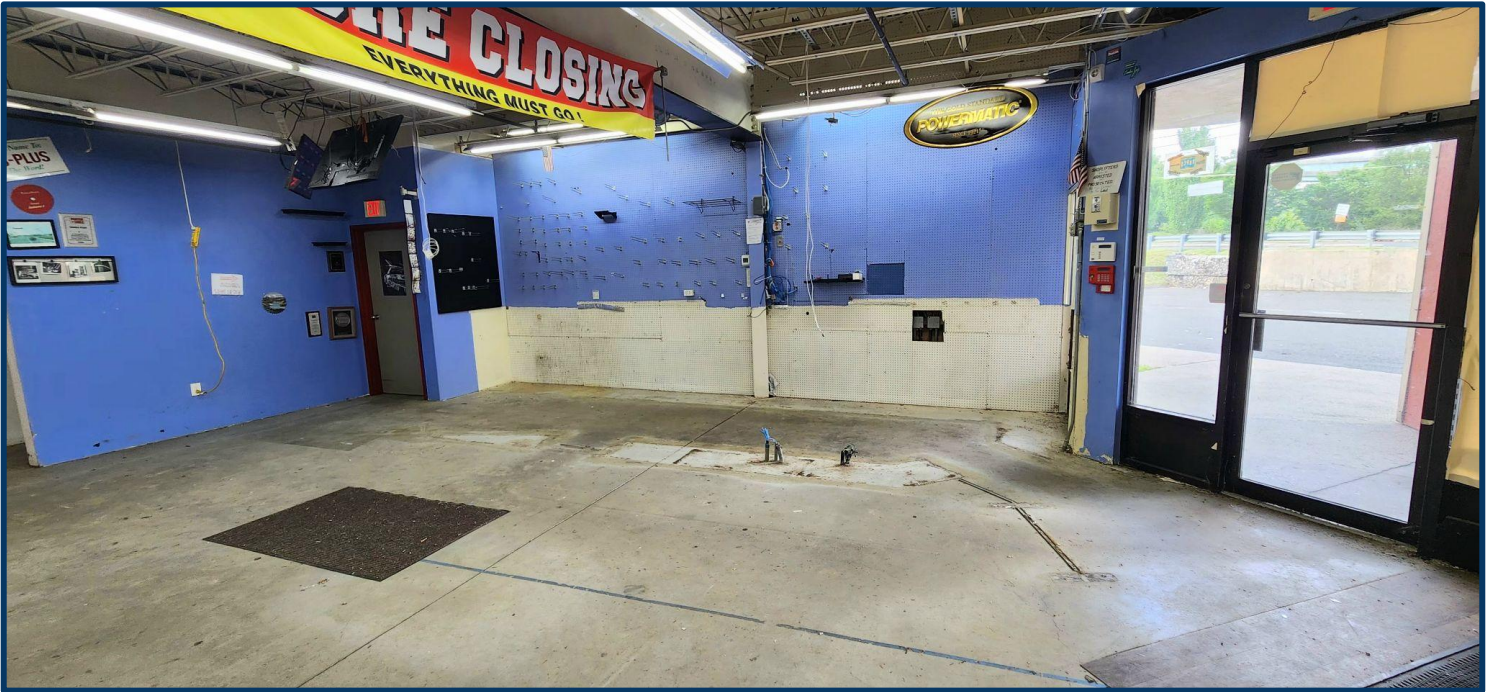
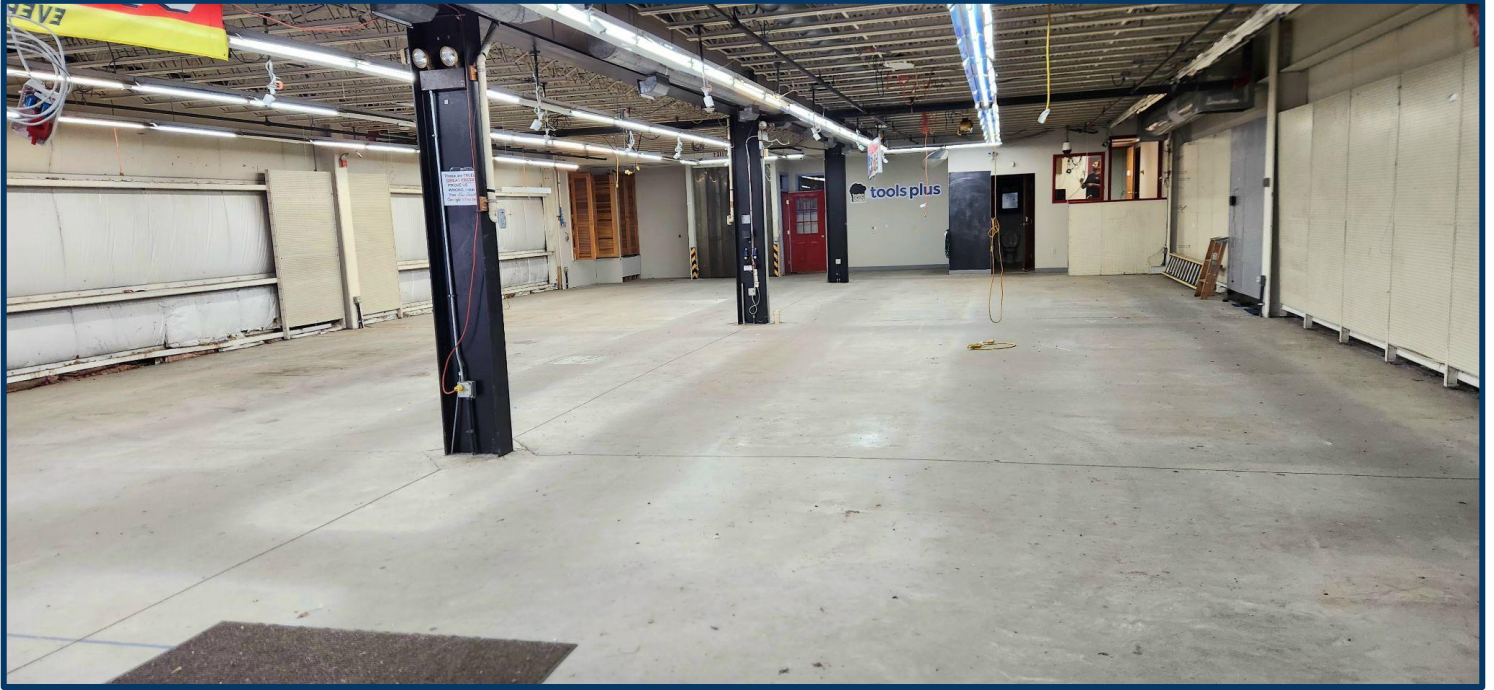
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