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# FOR SALE/LEASE



*171 Grandview Ave  
Units 1, 2, 3 & 4 And Units 14, 15 & 16  
Waterbury, CT 06708*

**For Sale or Lease**  
**1st Floor Medical Suites Available**  
**Ideal for Owner-User/Investor/All Medical Uses**  
**Ample Parking on busy Grandview Ave**  
**Conveniently Located to Highway & Hospital**

**Offered at:**

**Sale: Units 1, 2, 3 & 4     \$275,000.00**

**(Owner currently occupying with possible lease back)**

**Units 14, 15 & 16     \$175,000.00**

**Lease : \$9-\$11 PSF Plus Utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		171 Grandview Ave, Units 1,2,3,4 & 14,15,16	
<b>CITY, STATE</b>		Waterbury, CT 06708	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,792 +/-	Air Conditioning	C/A 100%
Number of floors	1	Elevator	Yes
Avail S/F	5,792 +/-	Type of Heat	Electric
Divisible	Yes	<b>OTHER</b>	
Office Space	5,792 +/-	Acres	
Ext. Construction		Zoning	CO
Roof		Parking	Plenty On Site
Ceiling Height		State Route / Distance To...	Rte. 8/ I84 - 2/10
Date Built		<b>TAXES</b>	
		<b>1, 2, 3 &amp; 4 / 14, 15 &amp; 16</b>	
		Appraisal	\$304,400.00 / \$266,500.00
		Assessment	\$213,080.00 / \$186,550.00
		Mill Rate	49.44
		Taxes	\$10,534.67 / \$9,223.03
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Lease Rate	\$11 PSF NNN + Utilities
Water	City	Sale	Units 1,2 & 3 \$275,000.00
Gas / Oil	Electric		Units 14,15 & 16 \$175,000.00
Electrical		Condo Fees	\$1,326.06 Monthly (Combined 7 Units)



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.



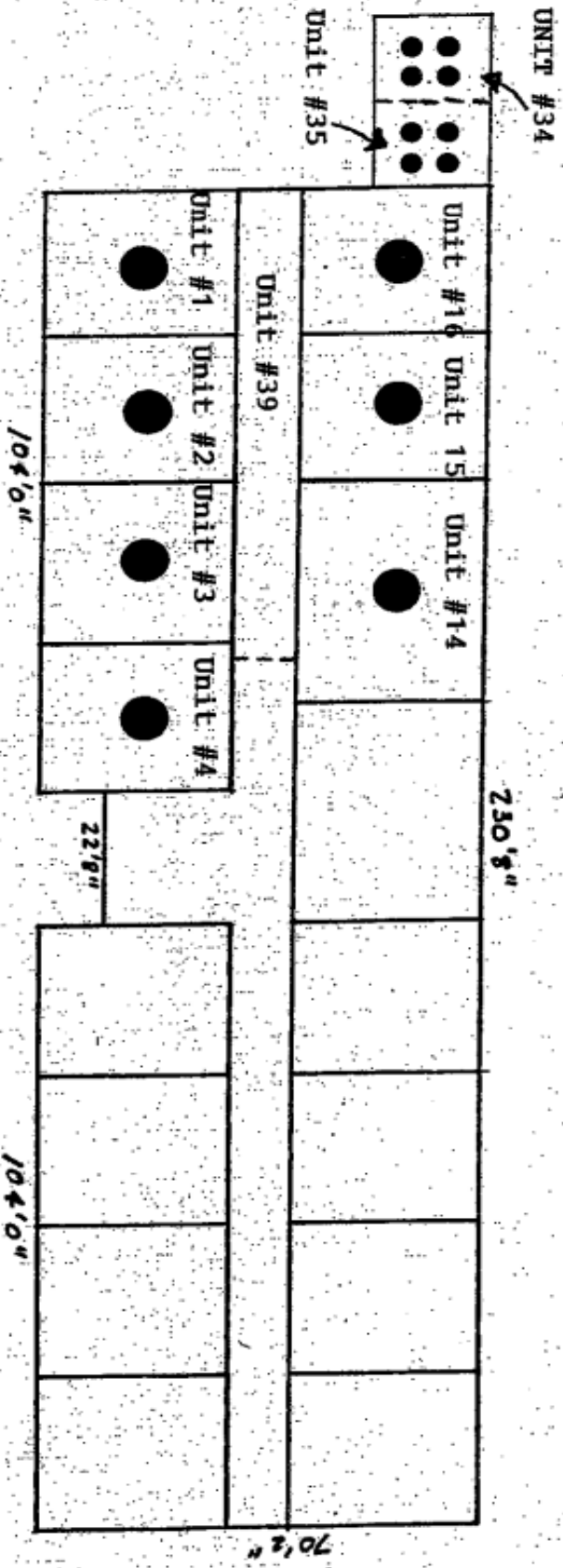
**Units 1, 2, 3 & 4**  
**3,088 +/- S/F**



**Units 14, 15 & 16**  
**2,704 +/- S/F**







FIRST FLOOR PLAN

Building Sketch