



Drubner Commercial
Real Estate Services

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LISTING DESCRIPTION	
	KEYS
X	Sale
X	Lease
	Indust.
	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE 24 Wooster Avenue - 51 Lakeside Blvd.

TOWN Waterbury ST. & NO. 24 Wooster Avenue - 51 Lakeside Blvd. ZIP 06708

DIRECTIONS Chase Parkway to Wooster or Lakeside Blvd.

DESCRIPTION For Sale / Lease Office Building with fronting on 2 streets

WILL DIVIDE Yes PRESENT USES Office POTENTIAL USES Medical

BUILDING

FLOORS

	SF	Ceiling
1st fl.	3,000	10'
2nd fl. (back)	2,800	10'
Lower Level	3,100	9'
Office SF		
Total SF avail.	8,900	
Total SF bldg.	14,000	
Type Const.	Block / Brick Veneer	
Colum spacing		
Yr. built	1924 - 1975	
No. O/H doors		
Truck docks		
Parking	75 cars	
Expansion	No	

MECHANICAL EQUIPMENT

Heat Type	Gas
Elev.	X
A/C Office	X
plant	
Sprinkler	
Roof Type	
Year	
Other	

LAND

Acres	1.37
Zoning	CN
Condition of Site (%)	
Level	X
Slope	X
Wet	
Dry	

TERMS

Sale Price	\$1,290,000
Lease Price	\$10 - \$12 - \$14
	GROSS

Tenant Pays:

Insurance	
Heat	
Water	
A/C	
Electric	
Taxes	

UTILITIES

Water:	Municipal	X	Well	
Electric:	Amp.		Phase	
Gas:	X			
Sewer:	Sanitary	X	Septic	

ASSESSMENT:

Land:	
Improvements:	
Total:	\$644,330
Mill Rate:	60.21
Taxes:	\$38,795

REMARKS:

Available spaces for lease	
3,000 SF 1st fl.	2,800 SF 2nd fl.
3,100 SF lower level	

AGENT: JOHN FAMILIETTI

TRANSPORTATION

Highway Visibility	
Interstate Highway	I-84
Exit	17 - 18
State Rt.	
RR Siding	

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