

FOR SALE/LEASE

**CONTACT: BRIAN GODIN or
MICHAEL GRIEDER**
E-mail: Bgodinpb@gmail.com
E-mail: Mgrieder.gpb@gmail.com
850 Straits Tpk, Ste 204
Middlebury, CT 06762
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100



**207 Bank Street Unit 4C
Waterbury, CT 06702**

**1,074 +/- S/F Office Space
Raw Space - Ready to Customize
Ideal for Small Office Users
Asking Price \$49,000.00
Lease \$12.00 PSF + NNN + Parking**



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 207 Bank Street Unit 4C

CITY, STATE Waterbury, CT 06702

BUILDING INFO MECHANICAL EQUIP.

Total S/F	3,637 +/-	Air Conditioning	Central
Number of floors	4	Sprinkler / Type	No
Avail S/F	3,637 +/-	Type of Heat	Gas heat pump

TAXES

Office Space	3,637 +/-	Assessment	\$13,300.00
Ext. Construction	Brick	Mill Rate	54.19
Int. Construction		Taxes	\$637.49

OTHER

Ceiling Height	9'	Total Acres	Condo
Roof	Flat	Zoning	CBD
Date Built	1910	Parking	Available Garage

UTILITIES

Sewer	City
Water	City
Gas	Yes
Electrical	

TERMS

Sale Price	\$49,000.00
Lease Rate	\$12 Gross + Utilities + parking
Annual Condo Fees	\$3,474.54



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