

FOR SALE

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**675 N Main Street
Waterbury, CT 06704**

**+/- 4,000 S/F Commercial Building on .22 Acres
High Traffic Location
Formerly Long-Time Local Drugstore
Newer Roof & HVAC System
Has Near-Full Basement with an Office
Offered at \$495,000.00**

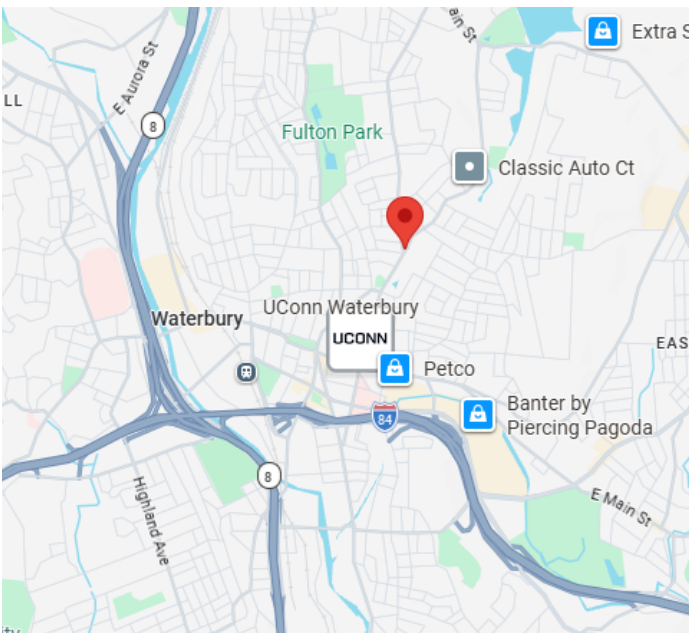


PROPERTY DATA FORM

PROPERTY ADDRESS	675 North Main Street
CITY, STATE	Waterbury, CT 06704

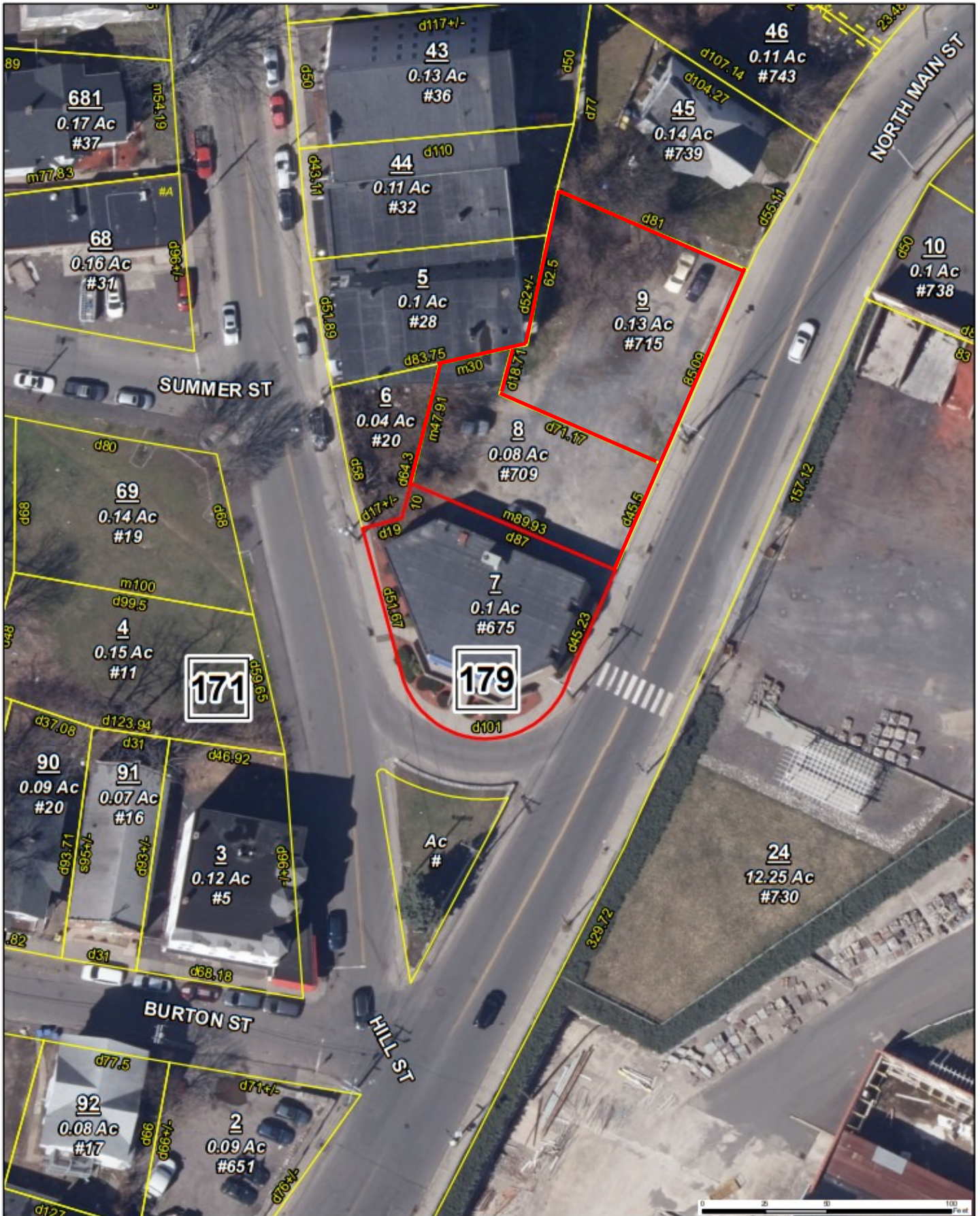
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,000 +/-	Air Conditioning	Yes - New 2020
Number of floors	1 + Lower Level	Sprinkler / Type	Wet
Avail S/F	4,000 +/-	Type of Heat	FHA / Gas
Basement & Office	+/- 3,000	OTHER	
		Acres	.22
		Zoning	CN
Ext. Construction	Masonry	Parking	+/- 20
Ceiling Height	12'	Interstate /Route Distance	1mi to I-84 / 1mi to RT 8
Roof	Rubber New - 2020	TAXES	
Date Built	1978	Assessment	\$208,950.00
UTILITIES	Buyer/ Tenant to Verify	Appraisal	\$298,500.00
Sewer	City	Mill Rate	44.98
Water	City	Taxes	\$9,398.57
Gas/Oil	Gas	TERMS	
Electrical	Eversource	Sale	495,000.00
Amps/Volts/Phase	200 amps/208v/3 phase		

Sale Includes 709 N Main Street (.08 acres) & 715 N Main Street (.13 acres)



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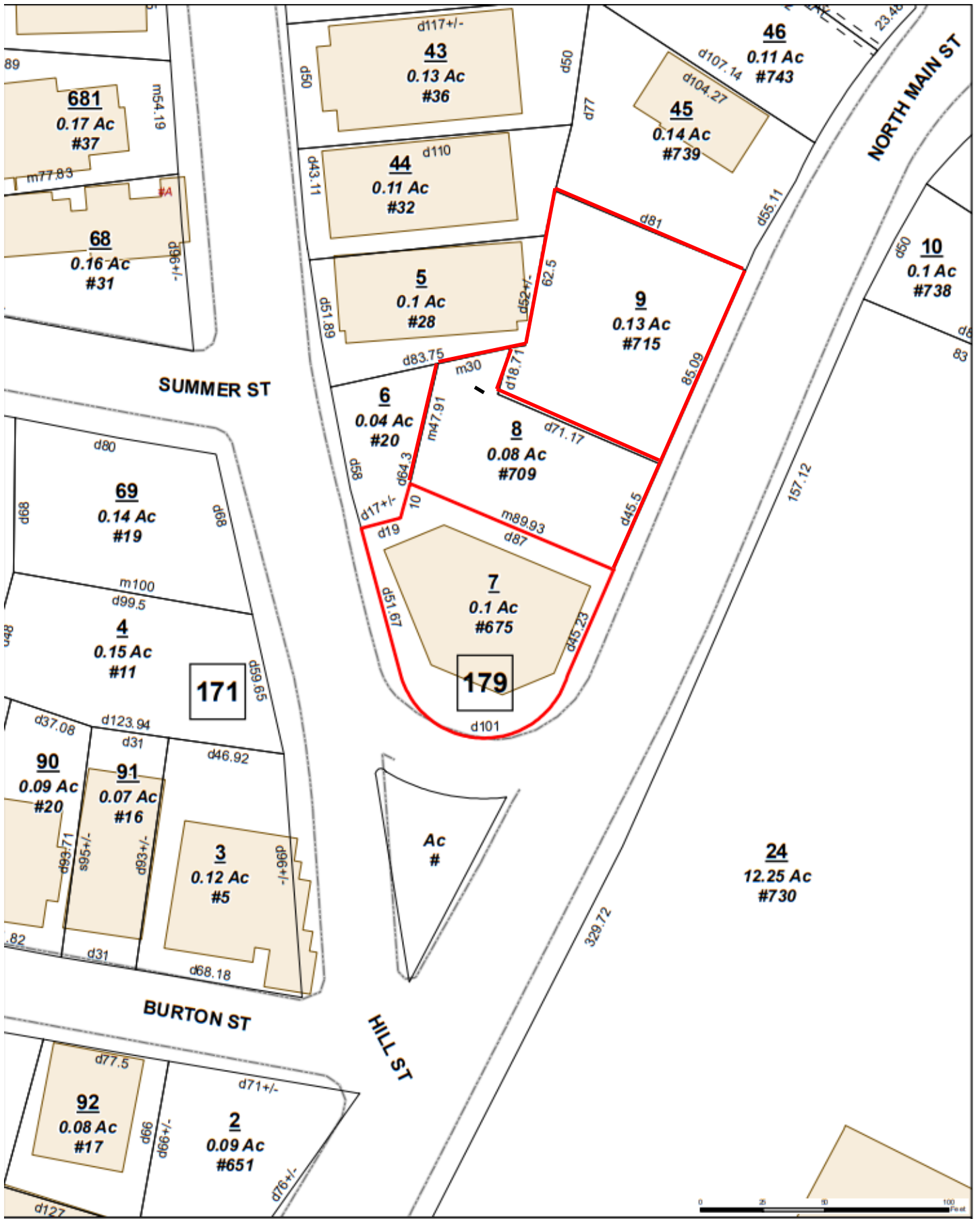


City of Waterbury
Public Works Department

MBL: 0237-0179-0007
ADDRESS: 675 NORTH MAIN ST

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MBL: **0237-0179-0007**
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Emergency Exit Plan

