

FOR SALE/LEASE

CONTACT: BRIAN GODIN

E-mail: BgodinPB@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



**425 Bank Street
Waterbury, CT 06708**

Attention Investors/Users

69,104 +/- S/F Retail Plaza (Prime Location)

26,040 +/- S/F Available for Lease

Great Exposure Adjacent to Urban Air & Home Depot

I-84 Visibility with Ample Parking

Lease Price: \$14 PSF + NNN + Utilities

Sale Price: \$6,995,000.00



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		425 Bank Street	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	69,104 +/-	Air Conditioning	Central
Available	26,040 +/-	Sprinkler / Type	N/A
		Type of Heat	
		OTHER	
		Acres	5.84
Total/Available docks	1	Zoning	CA
Ext. Construction	Concrete Block	Parking	Ample
Ceiling Height	16'	Distance To...	I-84 Immediate
Roof	Composite Built Up	TAXES	
Date Built	1998	Assessment	\$5,859,140.00
Date Built		Appraisal	\$8,370,200.00
UTILITIES		Mill Rate	49.44
	Tenant/Buyer to Verify	Taxes	\$289,675.00
Sewer	City	TERMS	
Water	City		
Gas/Oil	EverSource	Lease (Nets Approx \$5.90 psf)	\$14 PSF + NNN + Utilities
Electrical		Sale	\$6,995,000.00



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.







City of Waterbury
Public Works Department

MBL: 0319-0277-0004
ADDRESS: 425 BANK ST

This map is for informational purposes only and has not been prepared for, or suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.



