

## FOR SALE/LEASE

## **CONTACT: BRIAN GODIN**

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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

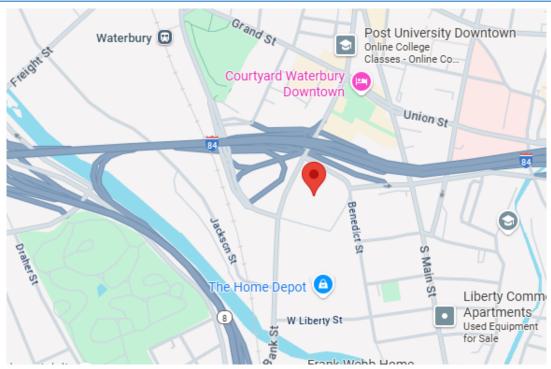
Sale Price: \$6,995,000.00



## 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	Tenant/Buyer to Verify	Mill Rate	49.44		
Sewer	City	Taxes	\$289,675.00		
Water	City	TERMS			
Gas/Oil	EverSource	Lease (Nets Approx \$5.90 psf)	\$14 PSF + NNN + Utilities		
Electrical		Sale	\$6,995,000.00		



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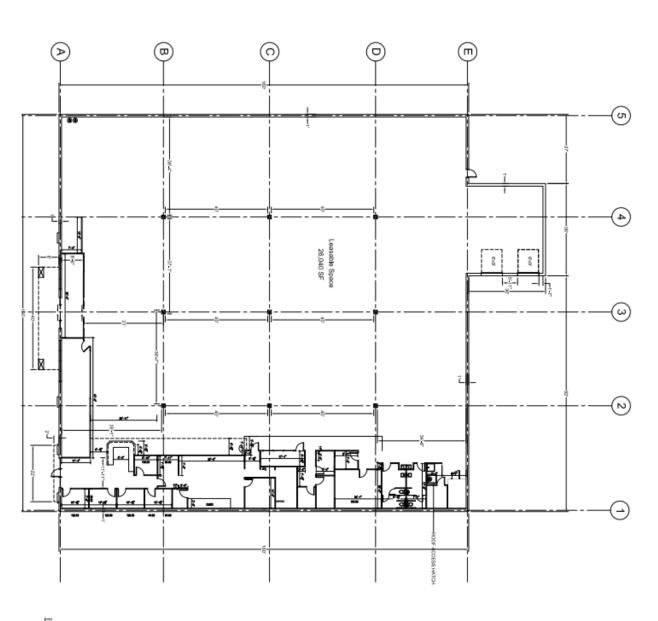






MBL: **0319-0277-0004**ADDRESS: 425 BANK ST

This map is for informational purposes only and has not been propared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary date 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.



EXISTING FLOOR PLAN

3+8		PROJECT: PET SMART	ORAMIN BY CK				50	TMG ARCHITECTS LLC
<b>→</b> **		423 BANK STREET	CHECKED LSM				黃龍	ARCHITECTS AND PLANNERS
DRAM NAME	MAAINS	APPRIOVED LSM				8 1	E-mail: kon@tingarch.com	
	EAISTING FLOOK PLAN	03-22-22	нп:	REVISION	DATE	찍문	BSD-654-5154 FAX BSD-554-3271	