

FOR SALE



***83-85 Central Avenue
Waterbury, CT 06702***

Prime Downtown Waterbury Office Building For Sale

Position Your Business in the Heart of Downtown

Close to City Hall, Courthouse, Restaurants & Key Municipal Amenities

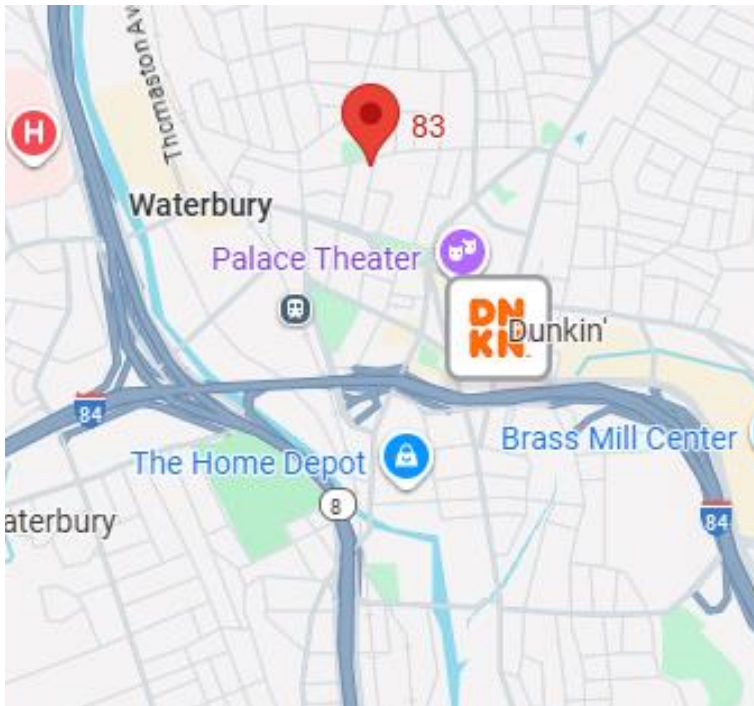
Functional & Professional Layout

Perfect for Legal, Financial, Medical, or General Office Users

Asking \$320,000.00

PROPERTY DATA FORM

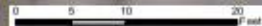
PROPERTY ADDRESS		83-85 Central Avenue	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	4,608 +/-	Air Conditioning	Central Air
Number of Floors	3	Sprinkler / Type	Yes
Avail S/F	4,608 +/-	Type of Heat	FHA
Basement Storage		OTHER	
Ext. Construction	Metal Siding	Acres	.17
Ceiling Height	9'	Zoning	RO
Roof	2008	Parking	Street / Small Onsite
Date Built	1838 / Remodeled 2000's	State Route / Distance To...	1 mi RT 8 / I-84
UTILITIES		TAXES	
Sewer	City	Assessment	\$173,320.00
Water	City	Mill Rate	44.98
Gas/Oil	Gas	Appraisal	\$247,600.00
Electrical	100 Amps	Taxes	Currently Exempt
		TERMS	
		Sale	\$320,000.00

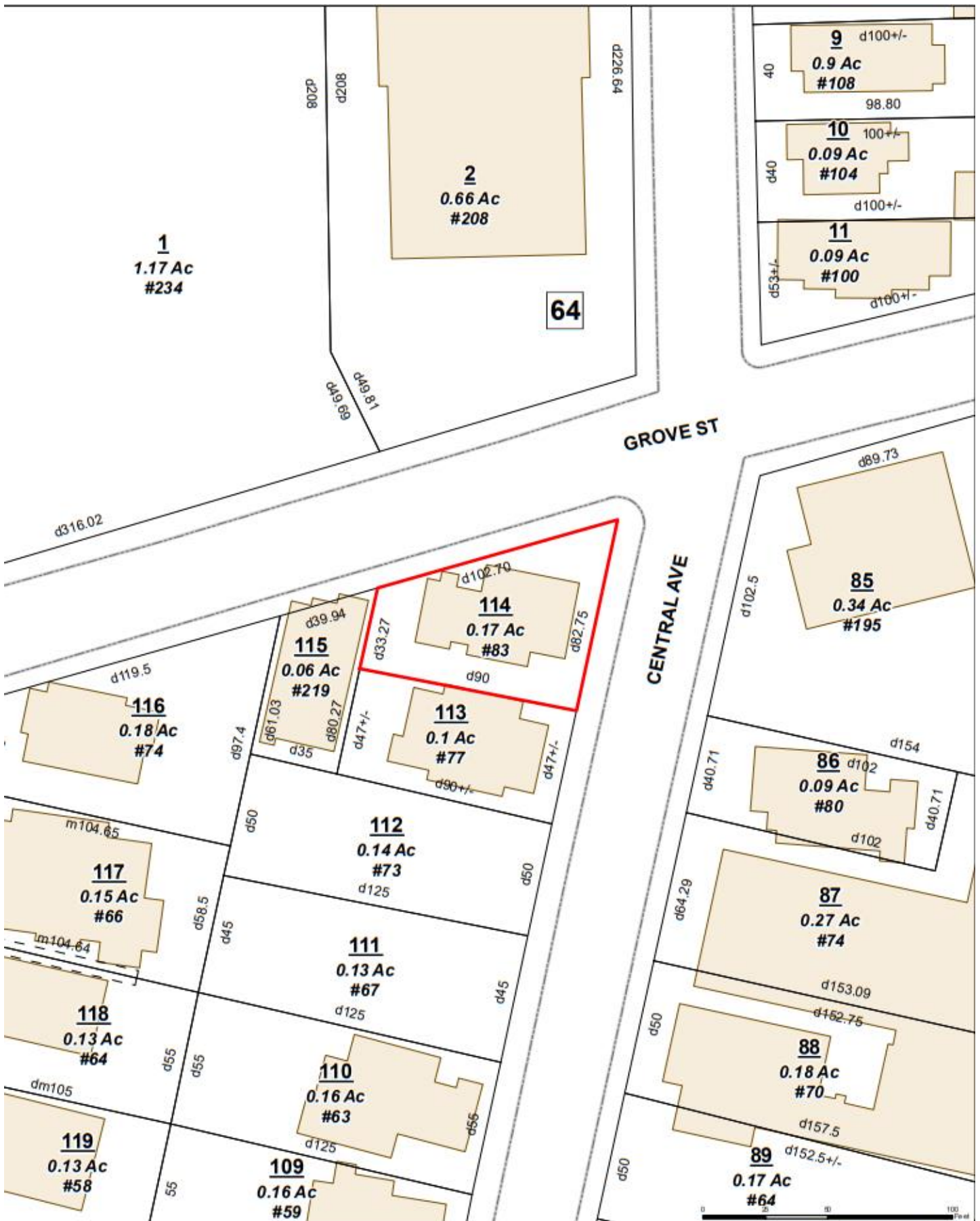


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City of Waterbury
Public Works Department

MBL: 0254-0005-0114
ADDRESS: 83 CENTRAL AVE

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