



FOR SALE



*83-85 Central Avenue
Waterbury, CT 06702*

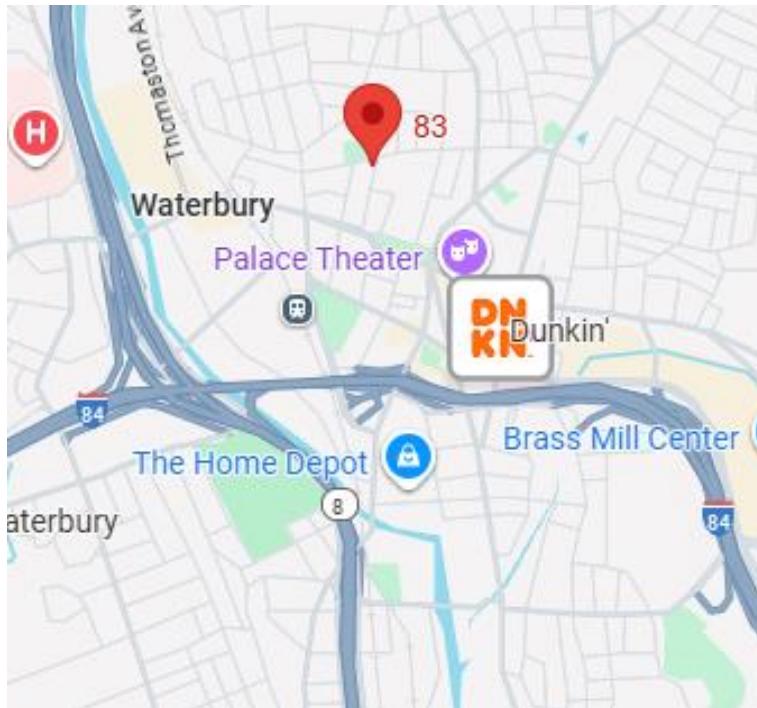
**Prime Downtown Waterbury Office Building For Sale
Position Your Business in the Heart of Downtown
Close to City Hall, Courthouse, Restaurants & Key Municipal Amenities
Functional & Professional Layout
Perfect for Legal, Financial, Medical, or General Office Users
Asking \$320,000.00**

CONTACT: MICHAEL GRIEDER
E-mail: Mgrieder.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100
850 Straits Turnpike, Suite 204
Middlebury, CT, 06762

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 | | 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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Godin Property Brokers^{LLC}

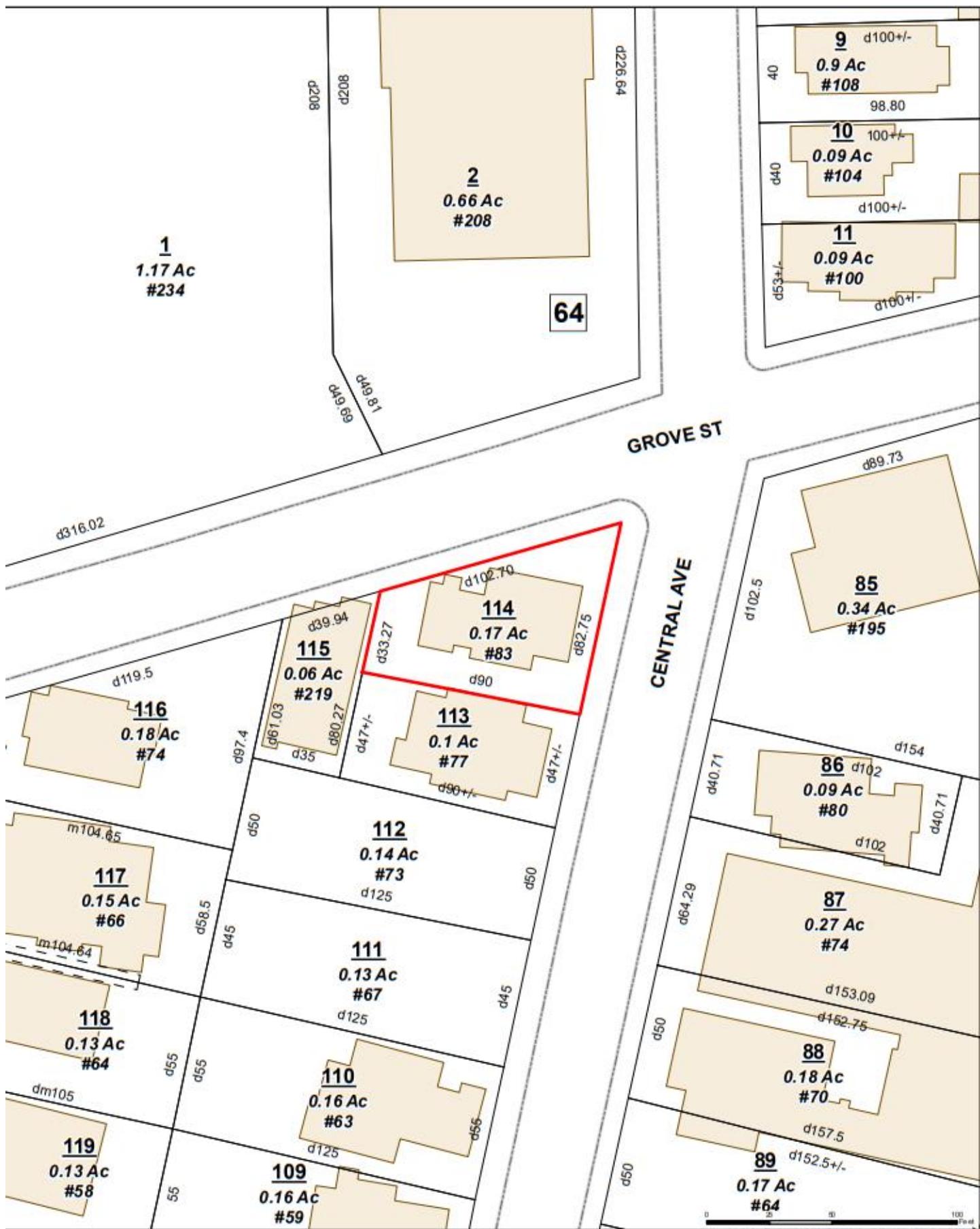
★★★★★ Commercial / Industrial



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City of Waterbury
Public Works Department

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

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.

