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Middlebury, CT, 06762

FOR SALE/LEASE



***171 Grandview Ave
Units 1, 2, 3 & 4 And Units 14, 15 & 16
Waterbury, CT 06708***

For Sale or Lease

1st Floor Medical Suites Available

Ideal for Owner-User/Investor/All Medical Uses

Ample Parking on busy Grandview Ave

Conveniently Located to Highway & Hospital

Offered at:

Sale: Units 1, 2, 3 & 4 \$260,000.00

(Owner currently occupying with possible lease back)

Units 14, 15 & 16 \$160,000.00

Lease : \$9-\$11 PSF Plus Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS		171 Grandview Ave, Units 1,2,3,4 & 14,15,16	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,792 +/-	Air Conditioning	C/A 100%
Number of floors	1	Elevator	Yes
Avail S/F	5,792 +/-	Type of Heat	Electric
Divisible	Yes	OTHER	
Office Space	5,792 +/-	Acres	
Ext. Construction		Zoning	CO
Roof		Parking	Plenty On Site
Ceiling Height		State Route / Distance To...	Rte. 8/ I84 - 2/10
Date Built		TAXES	1,2, 3 & 4 / 14, 15 & 16
		Appraisal	\$304,400.00 / \$266,500.00
		Assessment	\$213,080.00 / \$186,550.00
		Mill Rate	49.44
		Taxes	\$10,534.67 / \$9,223.03
UTILITIES		TERMS	
Sewer	City	Lease Rate	\$11 PSF NNN + Utilities
Water	City	Sale	Units 1,2, 3 & 4 \$260,000.00
Gas / Oil	Electric		Units 14,15 & 16 \$160,000.00
Electrical		Condo Fees	\$1,326.06 Monthly (Combined 7 Units)



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.



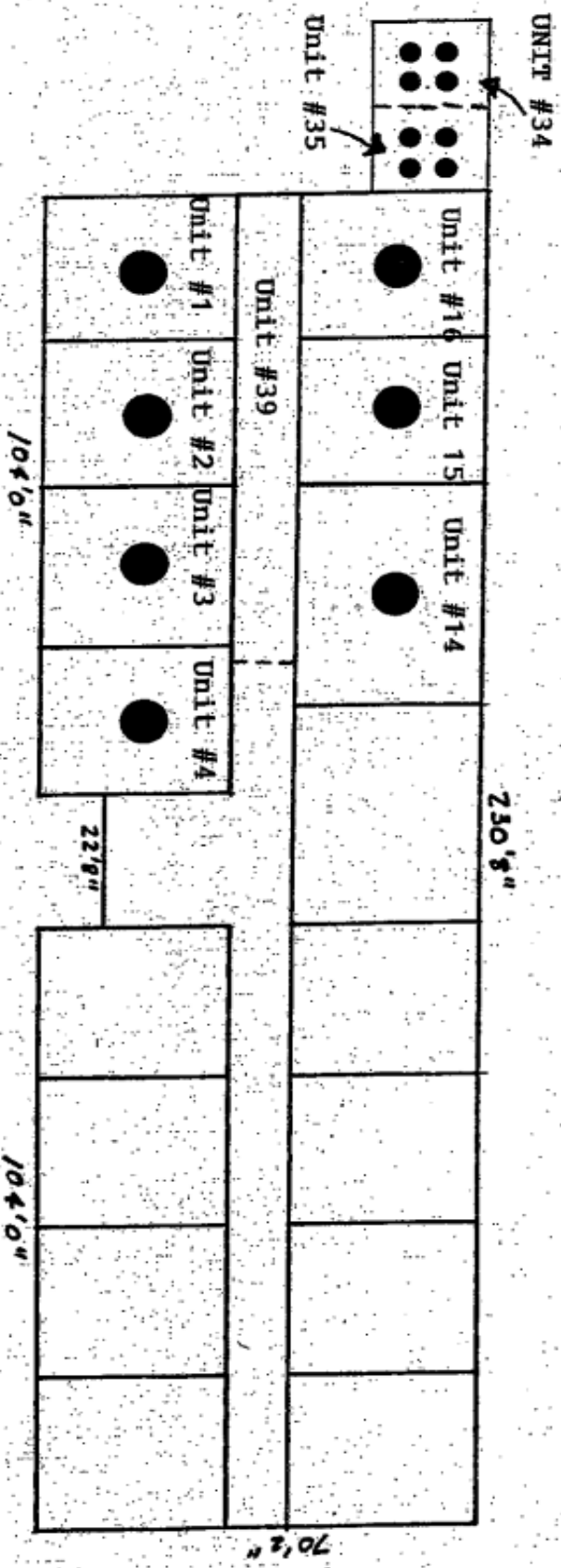
Units 1, 2, 3 & 4
3,088 +/- S/F



Units 14, 15 & 16
2,704 +/- S/F







FIRST FLOOR PLAN