

## **FOR SALE/LEASE**



***1068 West Main Street  
Waterbury, CT 06708***

**Westgrand Office Building for Sale  
Mixture of Long Term Tenant Base  
Value Add Potential with Plenty of Parking  
High Visibility on Busy West Main Street  
Current Gross Income \$96,000.00 with Increases into 2025  
Aggressively Priced at: \$599,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1068 West Main Street	
<b>CITY, STATE</b>		Waterbury, CT 06708	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	10,000 +/-	Air Conditioning	HVAC
Number of floors	2	Sprinkler / Type	
Avail S/F	2,000 +/-	Type of Heat	Forced Hot Air
Ext. Construction	Brick	<b>OTHER</b>	
Ceiling Height		Acres	.56
Roof	Gable / 2015	Zoning	RO
Date Built	1915/ Renov. 2000's	Parking	On Site
		State Route / Distance To...	2/10 RT 8
		<b>TAXES</b>	
		Assessment	\$569,790.00
		Appraisal	\$813,987.00
		Mill Rate	60.21
		Taxes	\$31,993.00
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Sale	\$599,000.00
Water	City	Lease - Individual Suites	From \$550.00
Gas	EverSource		
Electrical			

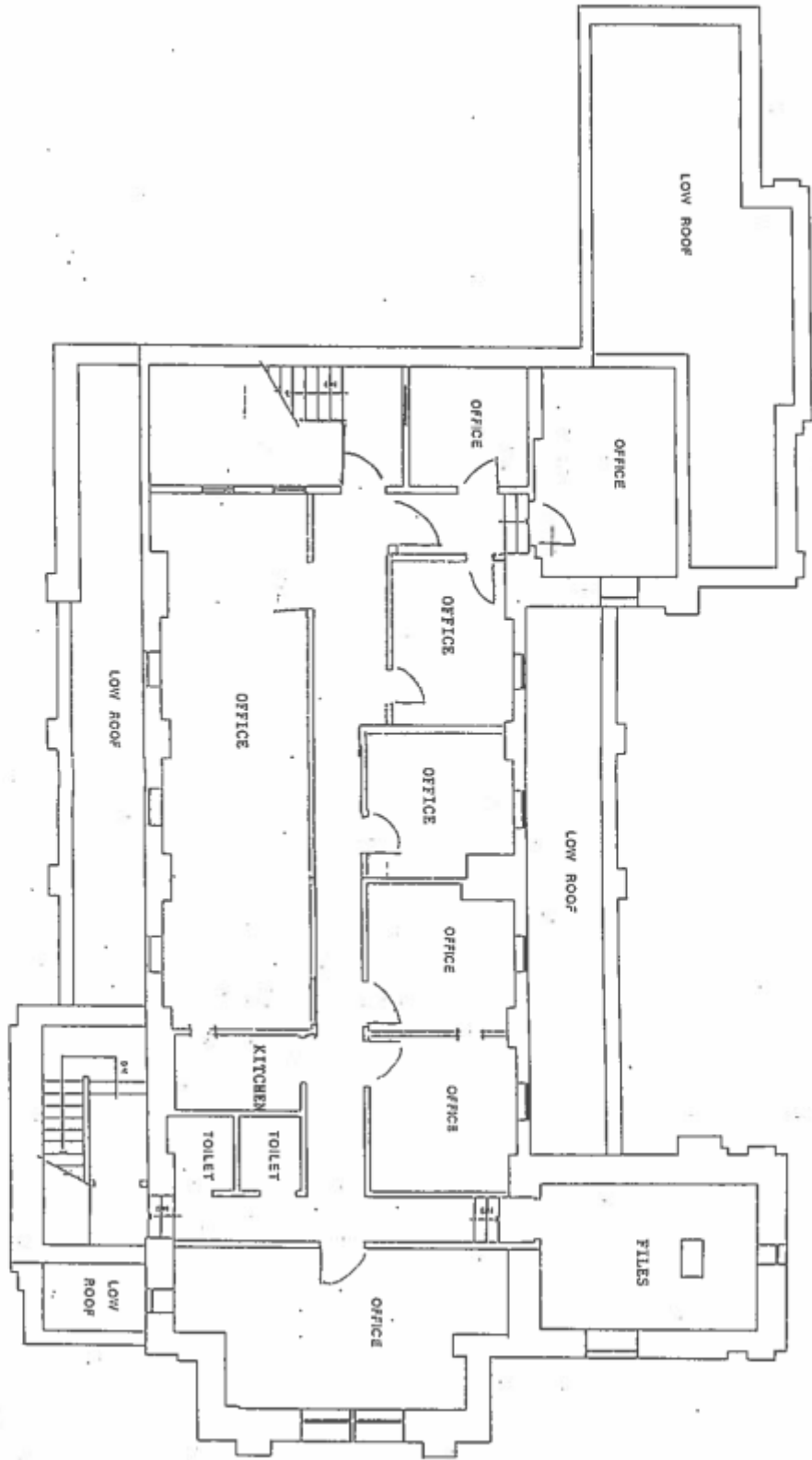


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**2nd Floor Individual Suites**





SECOND FLOOR PLAN