

FOR SALE

326 Highland Ave., Waterbury, CT



Freestanding Commercial Building on ± 0.53 Acres

\$1,600,000

- $\pm 6,750$ SF freestanding commercial building
- 0.53 Acres
- Located at a signalized 4-way corner intersection
- Suitable for owner-user or investor acquisition
- Zoned CN

GERRY D. MATTHEWS
203.753.5800
matthewscre@gmail.com

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PROPERTY HIGHLIGHTS

Former Bank Space

- Unit Size: $\pm 4,359$ SF
- 5 private offices
- Break area
- Kitchen
- Two-lane drive-thru
- ADA restroom
- Walk-in vault

Rear Office Space

- Unit Size: $\pm 2,391$ SF
- 8 private offices
- Break area
- Waiting area

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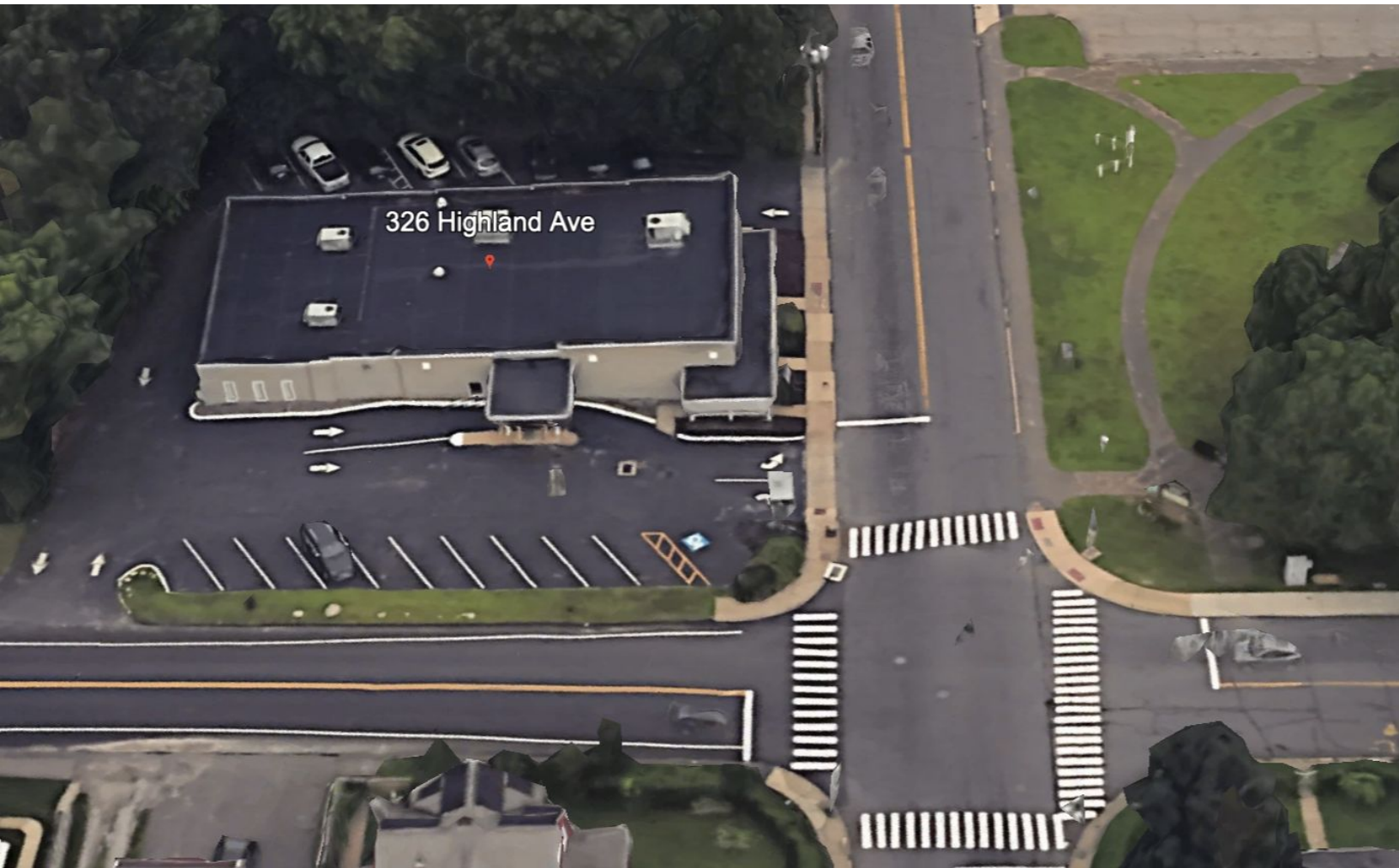
BUILDING

- Total SF: ±6,750 SF
- Number of Stories: 1
- Year Built: 1960
- Exterior Construction: Wood / Vinyl Siding
- Roof: Rubber / Flat
- Interior Construction: Sheetrock walls / Tile & carpet flooring / Drop ceiling
- Ceiling Height: 9' - 11'

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MATTHEWS COMMERCIAL PROPERTIES



PROPERTY

- Lot Size: ± 0.53 acres
- Topography: Level
- Parking: Off-street parking
- Proximity to Major Highways: Approximately 0.4 miles to I-84, and 1 mile to RT-8
- Annual Taxes: \$30,478.45
- Mill Rate: 44.98
- Taxes PSF: \$4.52
- Zoning: CN

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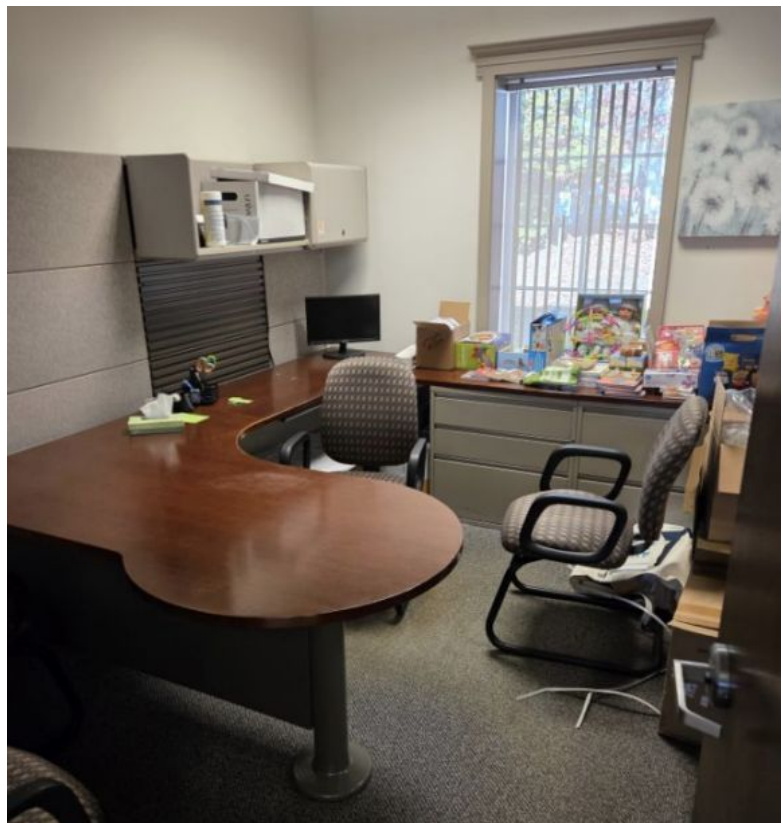
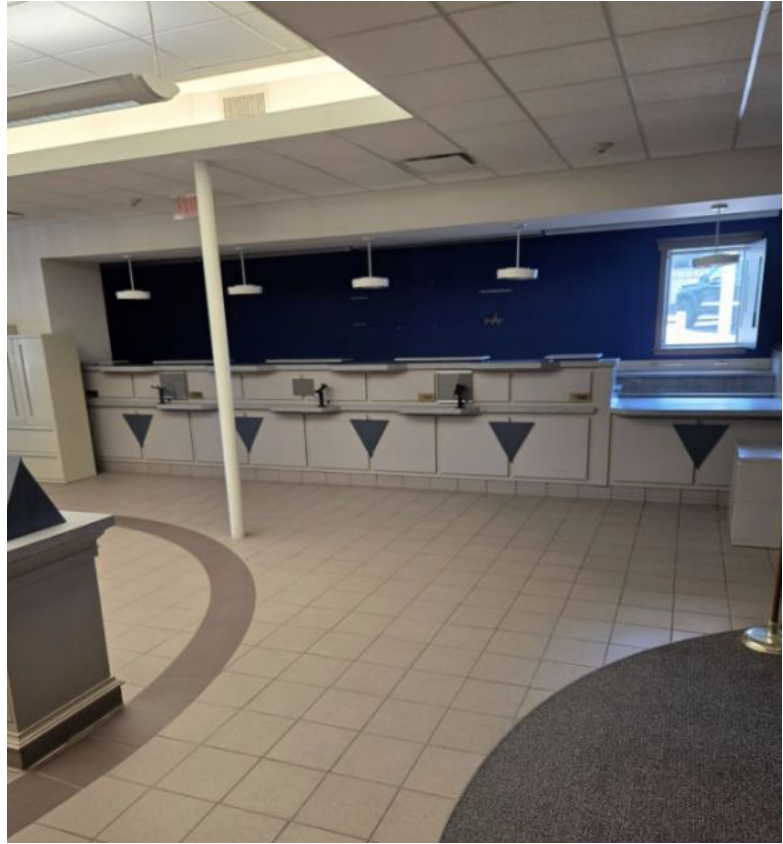


MECHANICALS & UTILITIES

- Heat Source / Type: Gas - Rooftop Units - Eversource
- Air Conditioning: Central A/C - Rooftop Units
- Water & Sewer: Municipal
- Utilities Paid By: Tenants

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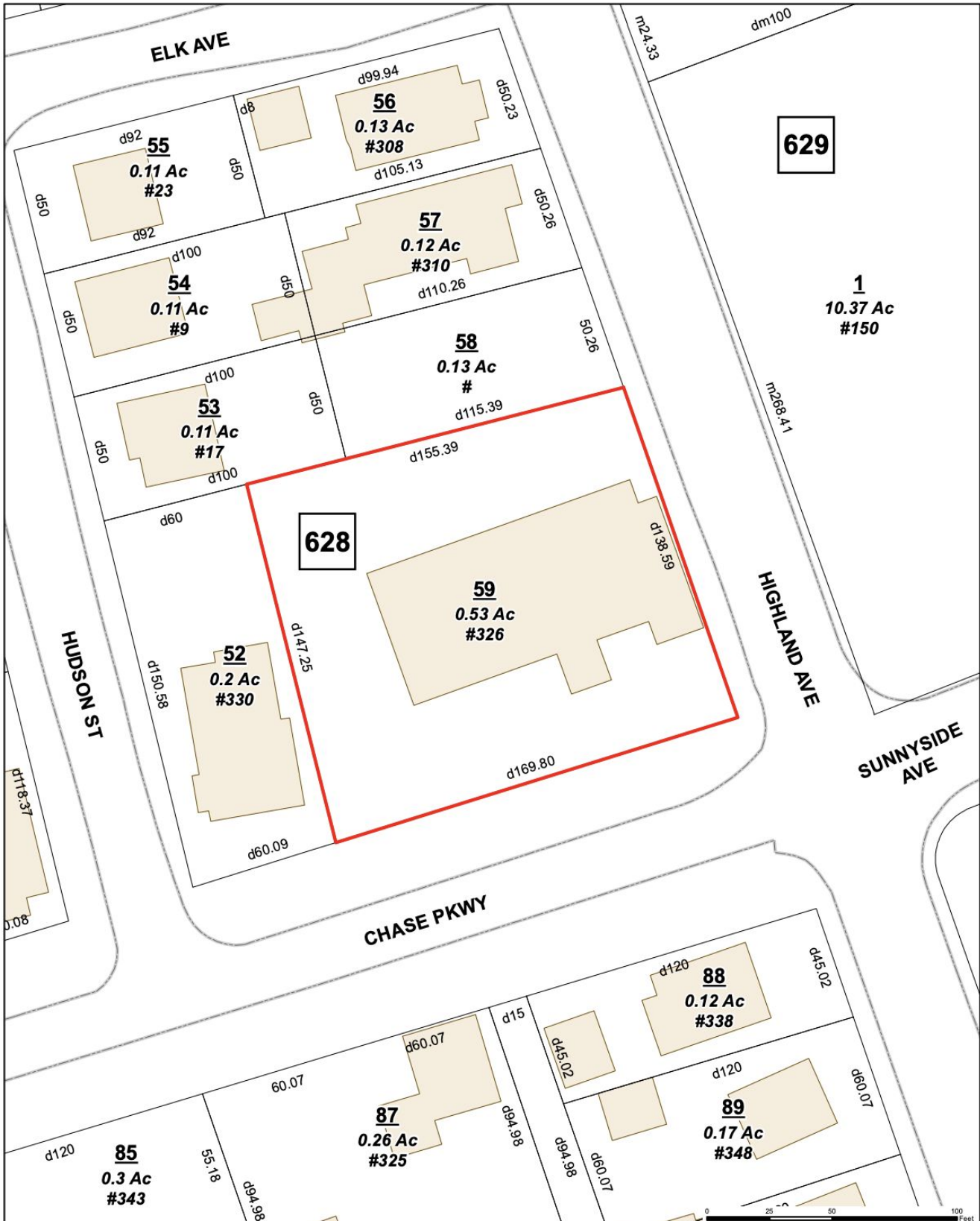
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City of Waterbury
Public Works Department

MBL: **0341-0628-0059**
ADDRESS: **326 HIGHLAND AVE**

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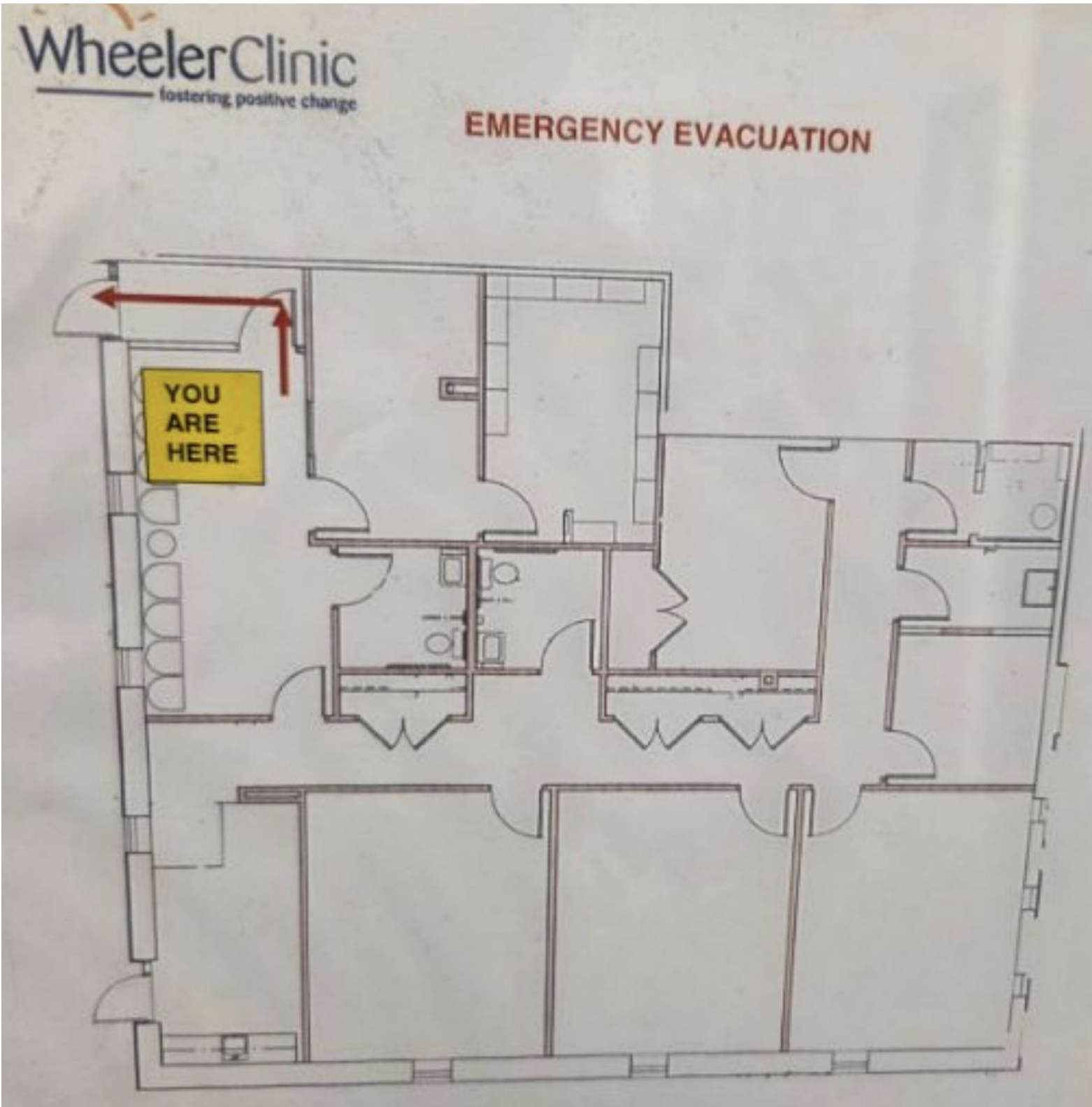
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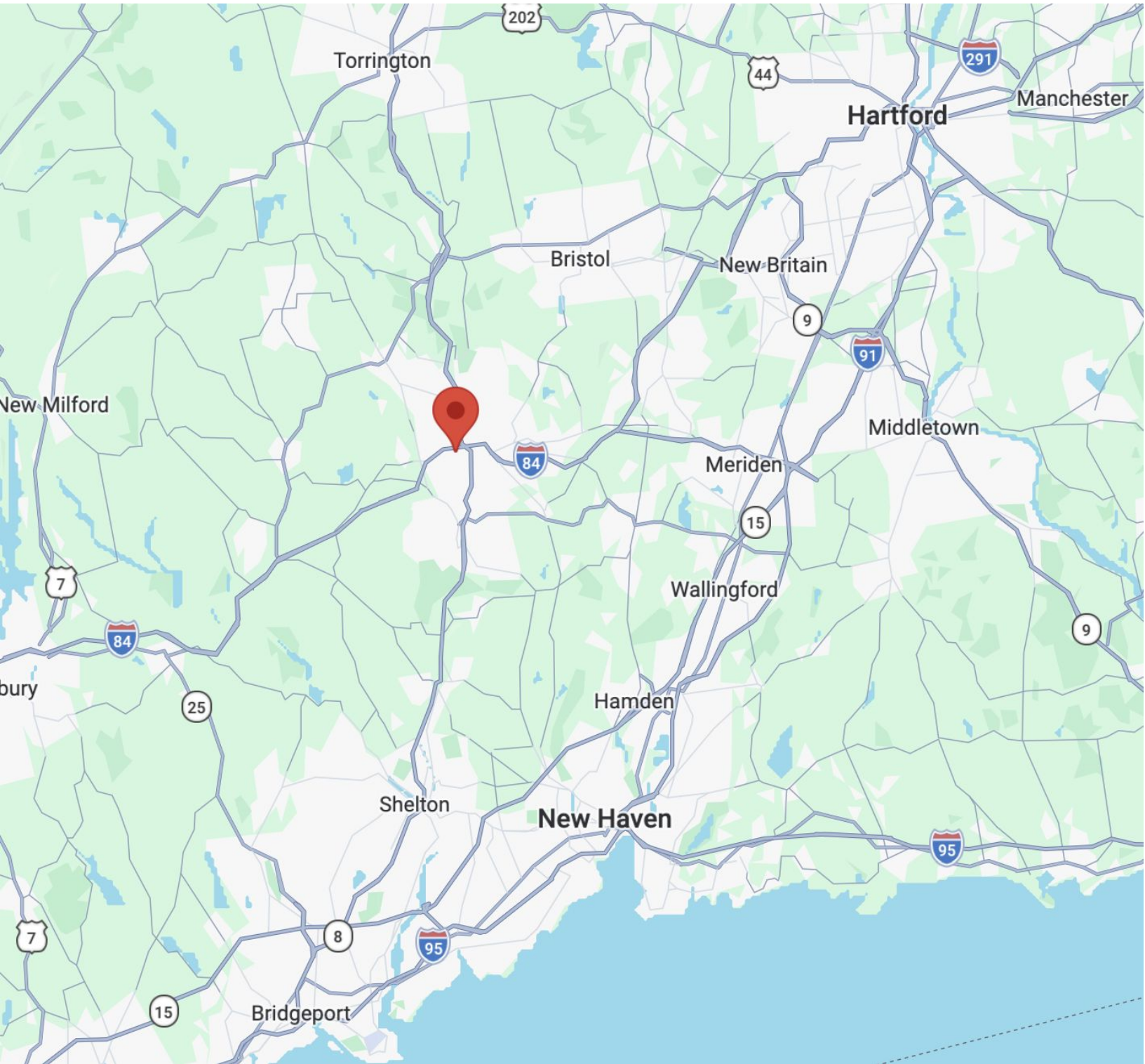
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