

FOR SALE/LEASE

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**207 Bank Street Unit 4B
Waterbury, CT 06702**

**2,589 +/- S/F Office Space
8 Offices, Conference Room
& Reception Area
Ideal for All Professional Users
Asking Price \$159,000.00
Lease \$12.00 PSF + NNN + Parking**



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	207 Bank Street Unit 4B
CITY, STATE	Waterbury, CT 06702

BUILDING INFO

Total S/F 1,009 +/-
Number of floors 4
Avail S/F 1,009 +/-

Air Conditioning Central
Sprinkler / Type No
Type of Heat Gas heat pump

TAXES

Office Space 1,009 +/-
Ext. Construction Brick
Int. Construction
Ceiling Height 9'

Assessment \$91,420.00
Mill Rate 54.19
Taxes \$3,765.36

OTHER

Roof Flat
Date Built 1910

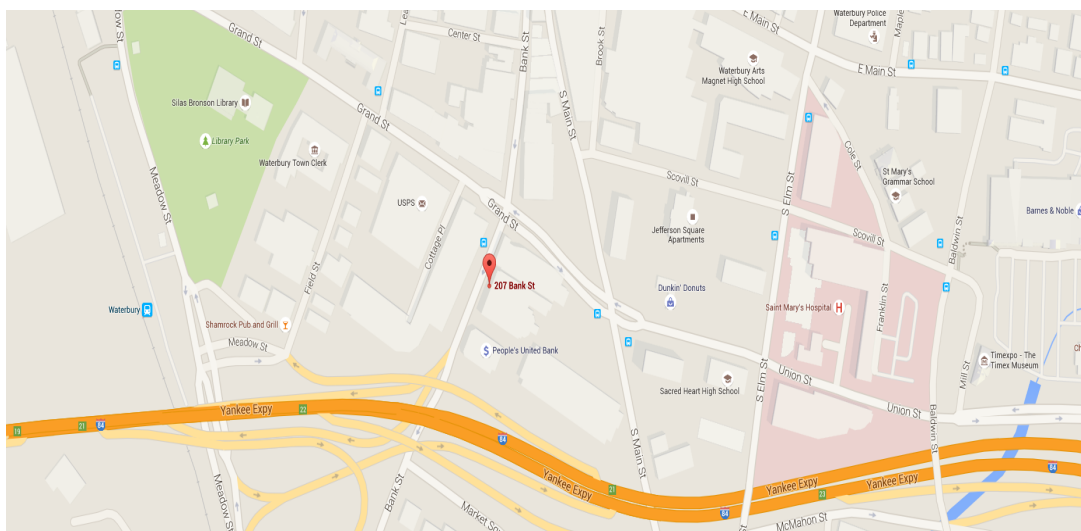
Total Acres Condo
Zoning CBD
Parking Available Garage

UTILITIES

Sewer City
Water City
Gas Yes
Electrical

TERMS

Sale Price \$159,000.00
Lease Rate \$12 Gross + Utilities + parking
Annual Condo Fees \$8,379.78



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