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FOR SALE



**1389 West Main St, #309
Waterbury, CT 06708**

Professional /Medical Office Space
2,053 +/- S/F End Cap Suite
Reception, Large Waiting Area
with 5 Private Offices

Offered at \$119,000.00



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PROPERTY DATA FORM

PROPERTY ADDRESS	1389 West Main St, #309
CITY, STATE	Waterbury, CT 06708

BUILDING INFO

Total S/F	2,053 +/- S/F
Number of floors	3
Avail S/F	2,053+/- S/F
Ceiling Height	
Ext. Construction	Brick
Roof	Rubber
Date Built	1988

MECHANICAL EQUIP.

Air Conditioning	Yes
Sprinkler / Type	
Type of Heat	Gas
Acres	.47
Zoning	CO
Parking	Ample on Site
State Route / Distance To...	.5 mi I-84 / 1.1 mi RT 8

OTHER

TAXES

Assessment	\$161,350.00
Appraisal	\$230,500.00
Mill Rate	60.21
Taxes	\$9,714.88

TERMS

SALE	\$119,000.00
Condo fees include: Heat, a/c, electric, water, sewer	\$1360.00/mo

UTILITIES

Tenant/Buyer to Verify

Sewer	City
Water	City
Gas	EverSource
Electrical	Eversource



