

# FOR SALE / LEASE



## REDUCED SALE PRICE!!!

**3,435 S/F Retail / Office Building**  
**Highly Visible Highland Ave Location**

**Previous Bank Space with**  
**Training / Meeting Rooms**

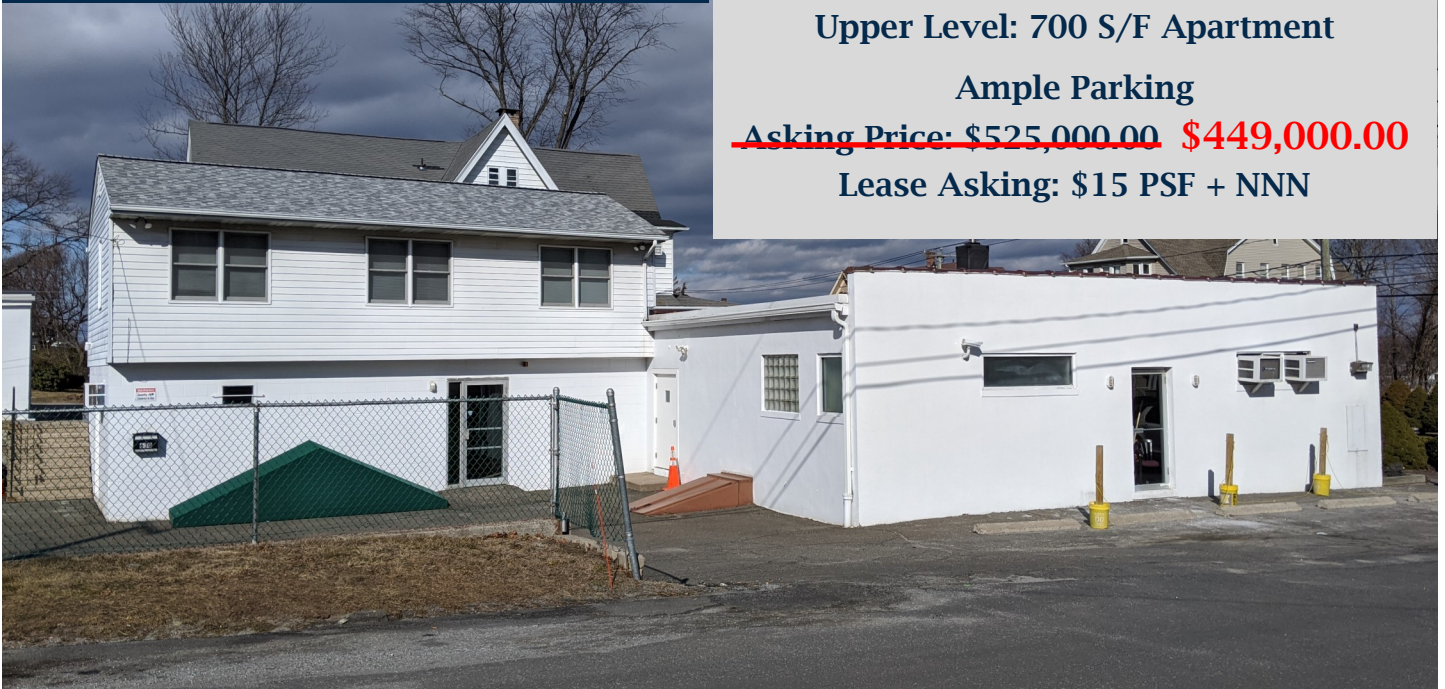
**Lower Level: 2,735 S/F Retail Space**  
**Upper Level: 700 S/F Apartment**

**Ample Parking**

**~~Asking Price: \$525,000.00~~ **\$449,000.00****

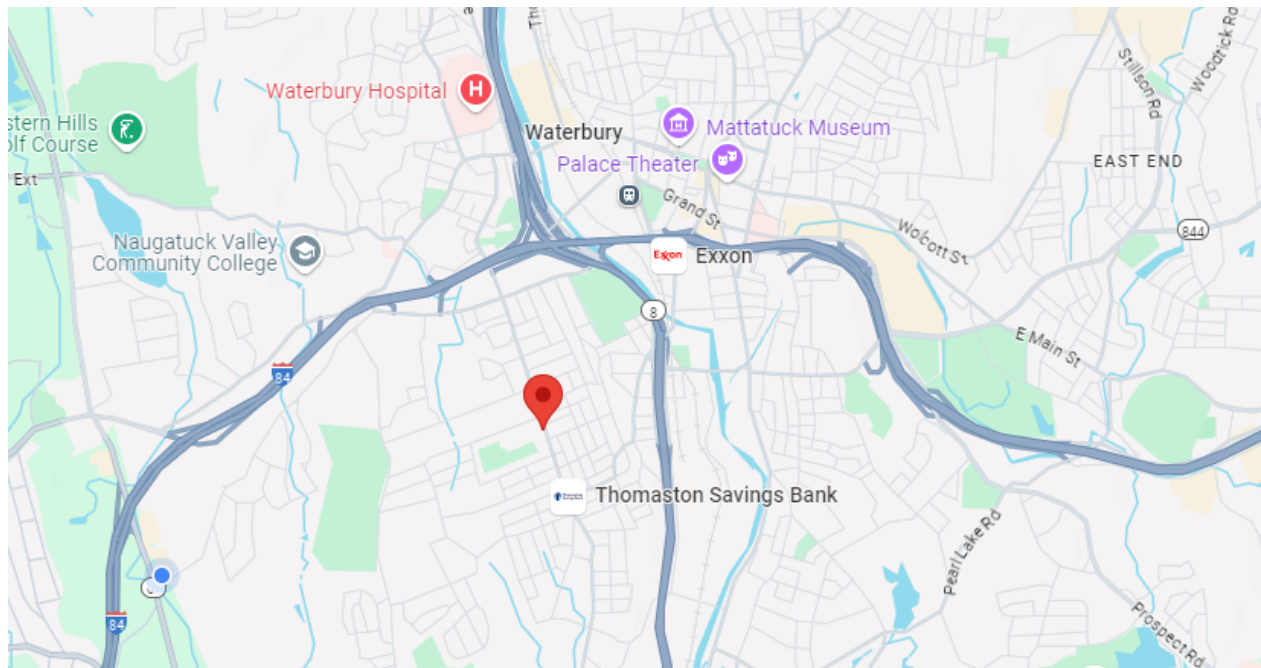
**Lease Asking: \$15 PSF + NNN**

***630 Highland Ave***  
***Waterbury, CT 06708***



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>630 Highland Ave</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06708</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3,435	Air Conditioning	Wall unit
Number of floors	1	Sprinkler / Type	No
Avail S/F	*2,735 - Divisible to +/-2,000	Type of Heat	Oil / Forced Hot Air
Ext. Construction	Concrete Block	<b>OTHER</b>	
Ceiling Height	9'	Acres	.19
Roof	Newer/ Flat	Zoning	RL
Date Built	1957	Parking	Ample
		State Route / Distance To...	I84/ .3
		<b>TAXES</b>	
		Assessment	\$283,080.00
		Appraisal	\$404,400.00
		Mill Rate	49.44
		Taxes	\$13,995.00
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	<b>TERMS</b>	
Sewer	City	Lease	\$15 PSF + NNN
Water	City	Sale	\$449,000.00
Gas	Available		
Electrical	200 Amps		



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