

FOR SALE

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Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**431 Thomaston Ave
Waterbury, CT 06702**

4.58 CA Zoned Land

Visible Location on Busy Thomaston Ave

Existing 400 S/F Broadcasting Tenant

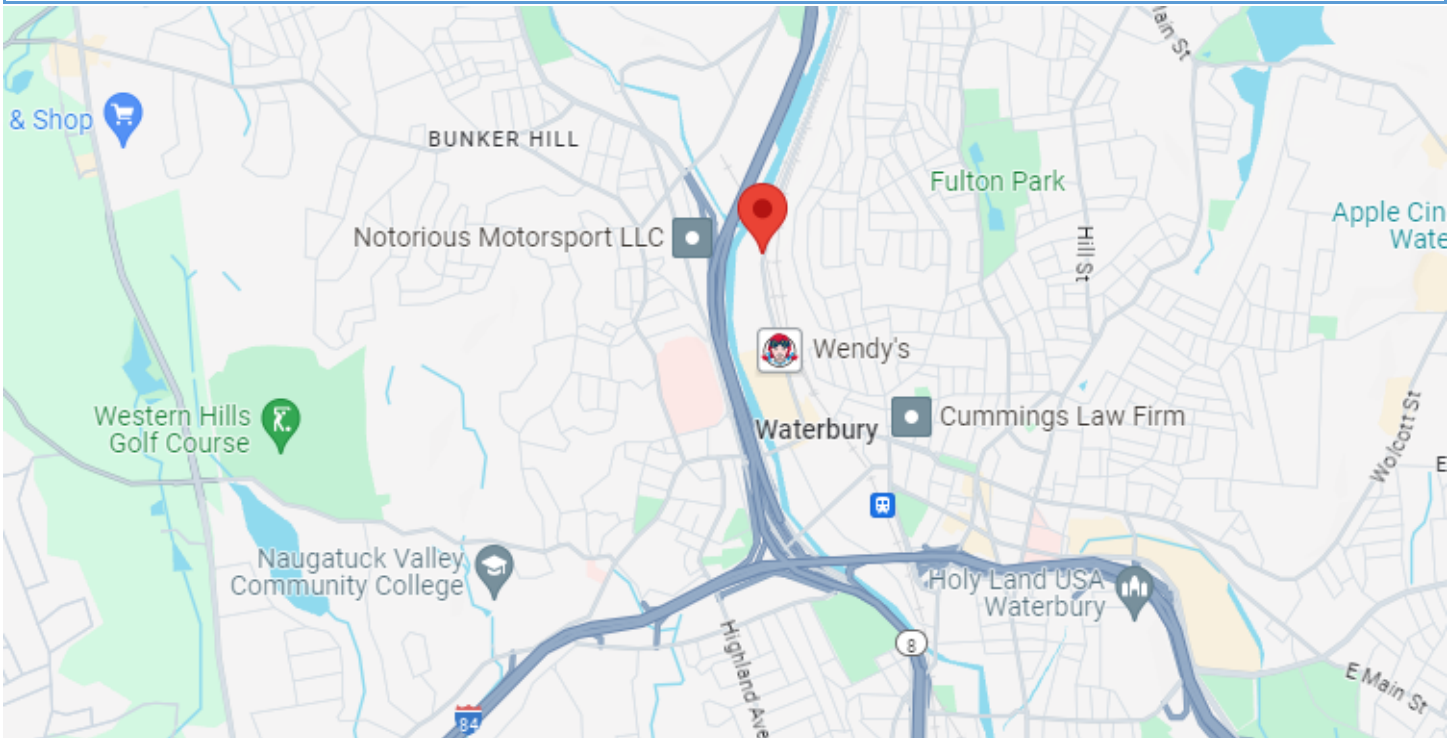
Long Term Lease Would Be Considered

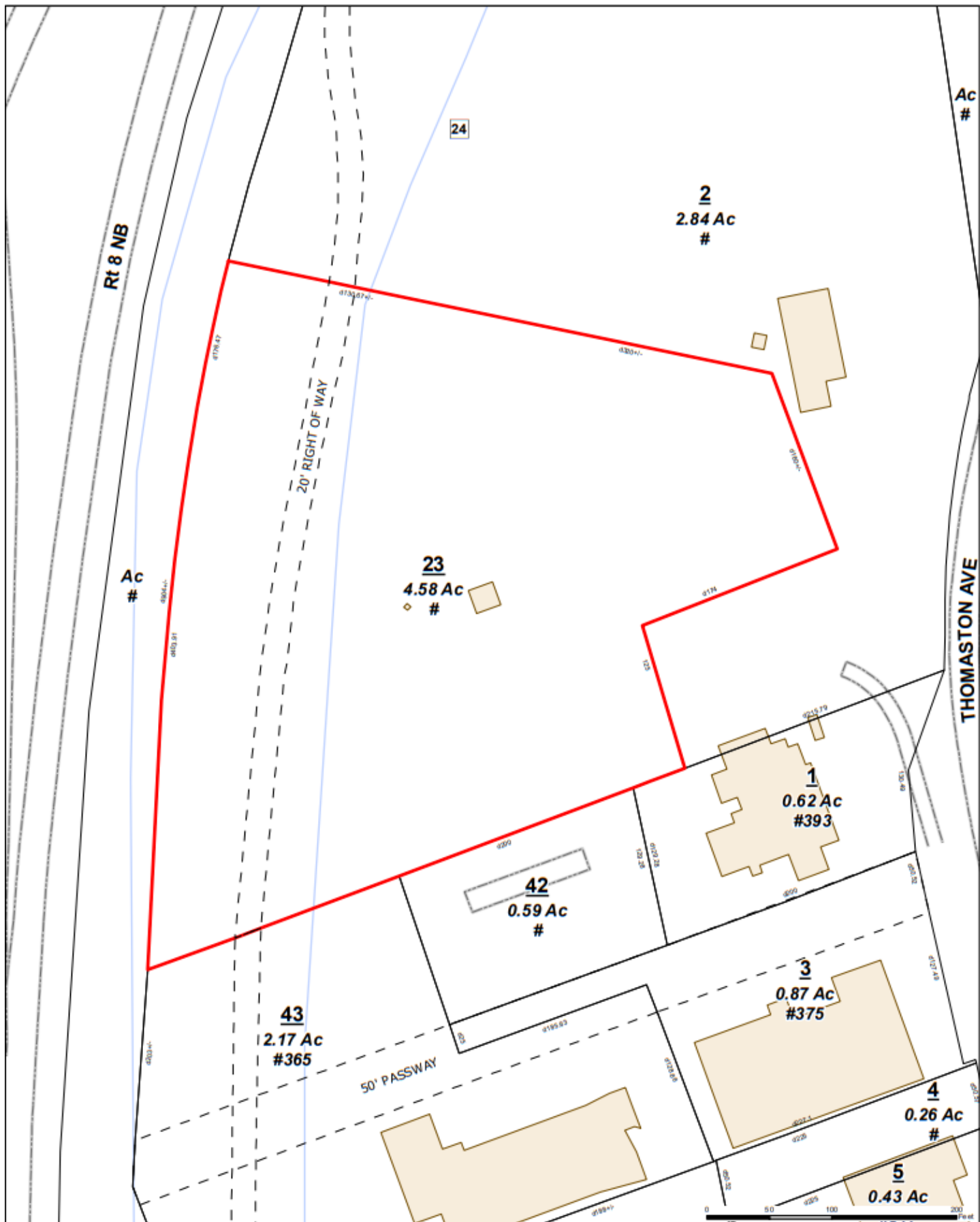
Asking Price \$495,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	431 Thomaston Ave
CITY, STATE	Waterbury, CT 06702

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	400 +/-	Air Conditioning	
Number of floors	1	Type of Heat	
Avail S/F			
Office Space			
Drive in Doors			
Ext. Construction			
Ceiling Height			
Roof			
Date Built	1980		
UTILITIES		OTHER	
Tenant/Buyer to Verify		Acres	4.58
Sewer		Zoning	CA
Water		Parking	
Gas		State Route / Distance To...	I-84 / Quick Access
Electrical	Eversource		
		TAXES	
		Assessment	\$259,100.00
		Appraisal	\$181,370.00
		Mill Rate	54.19
		Taxes	\$9,828.00
		TERMS	
		Sale	\$495,000.00





City of Waterbury
Public Works Department

MBL: **0195-0024-0023**
ADDRESS: **THOMASTON AVE**

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