

FOR LEASE

326 Highland Ave., Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES

Former Webster Bank 4,359 SF+/- with Drive-Thrus
Separate Office Suite with 2,391 SF+/-



PROPERTY DESCRIPTION

Matthews Commercial Properties is excited to present 326 Highland Avenue in Waterbury, CT. It is the Former Webster Bank complete with Drive-Thrus, Private Offices and Vault, Turn Keyed and Ready to Go. The Property also has a Separate Office Suite containing 2,391 SF+/-.

Lease Rate:

- \$14.65 PSF Plus Nets of \$5.30 PSF

Potential Uses Include:

Bank, Credit Union, Restaurant with Drive-Up, Medical, General Office, etc...

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BUILDING

Total SF	6,750 SF+/-
Number of Floors	1
Total Available SF	4,359 SF+/- or 2,391 SF+/-
Office Space	2,391 SF+/-
Exterior Construction	Clapboard
Roof	Rubber
Interior Construction	Finished
Years Built	1960
Ceiling Height	9' - 11'
Drive Thru	2 Lanes
Parking & Yard Space	Excellent
Zoning	CN

PROPERTY

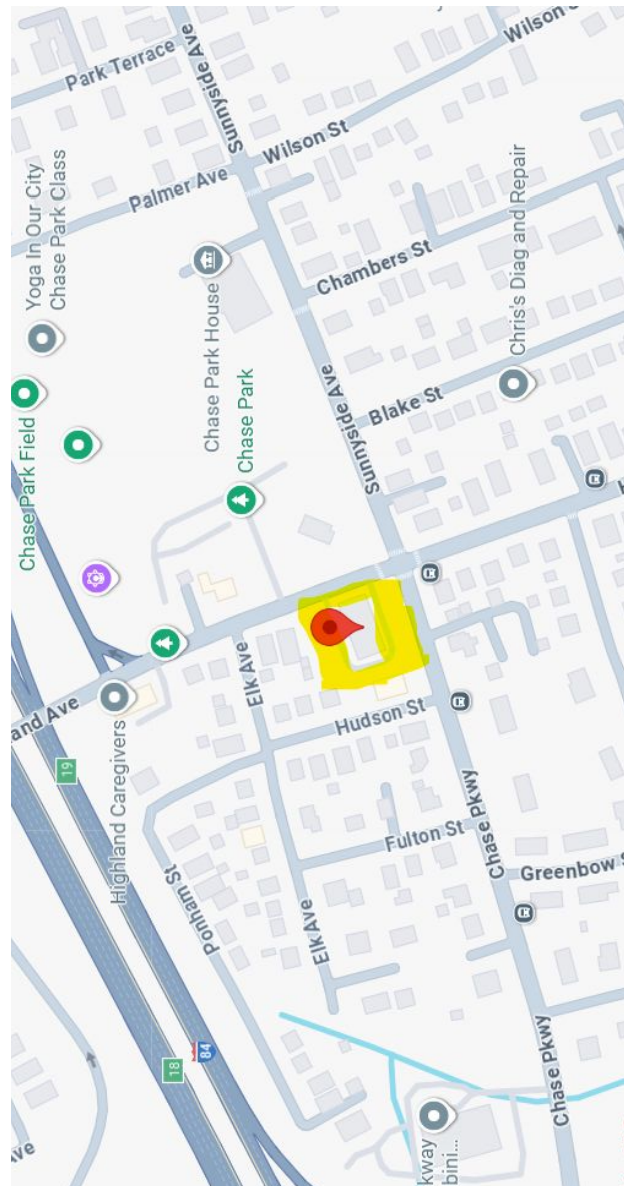
Lot Size	0.53
Distance to I-95 & RT-15	

MECHANICALS & UTILITIES

Heat Source/ Type	Gas
A/C	Yes
Electrical	Eversource
Gas	Eversource
Sewer	City
Water	City

TAXES

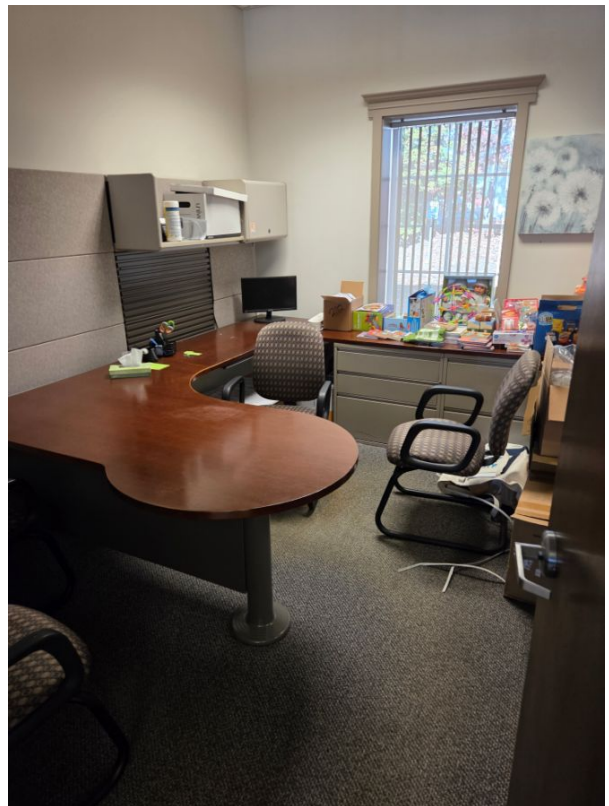
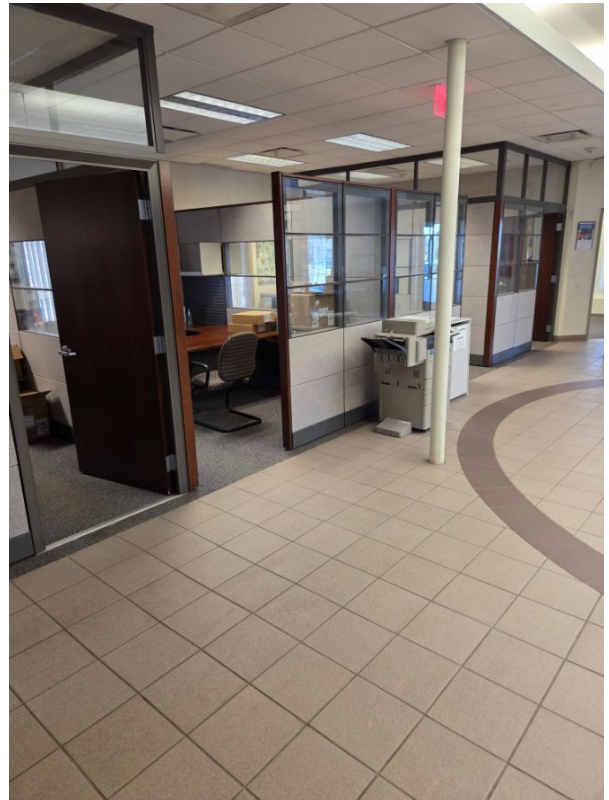
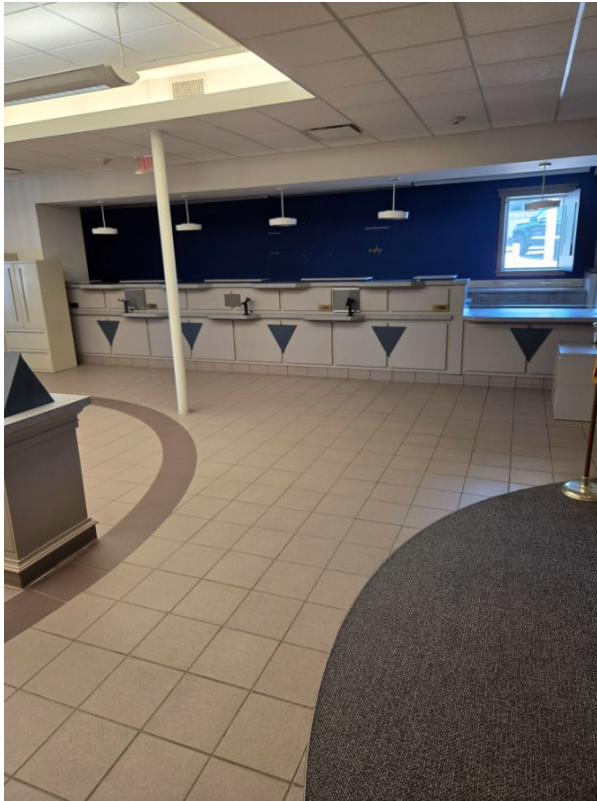
Assessment	\$677,600.00
Mill Rate	49.44
Total	\$4.96 PSF



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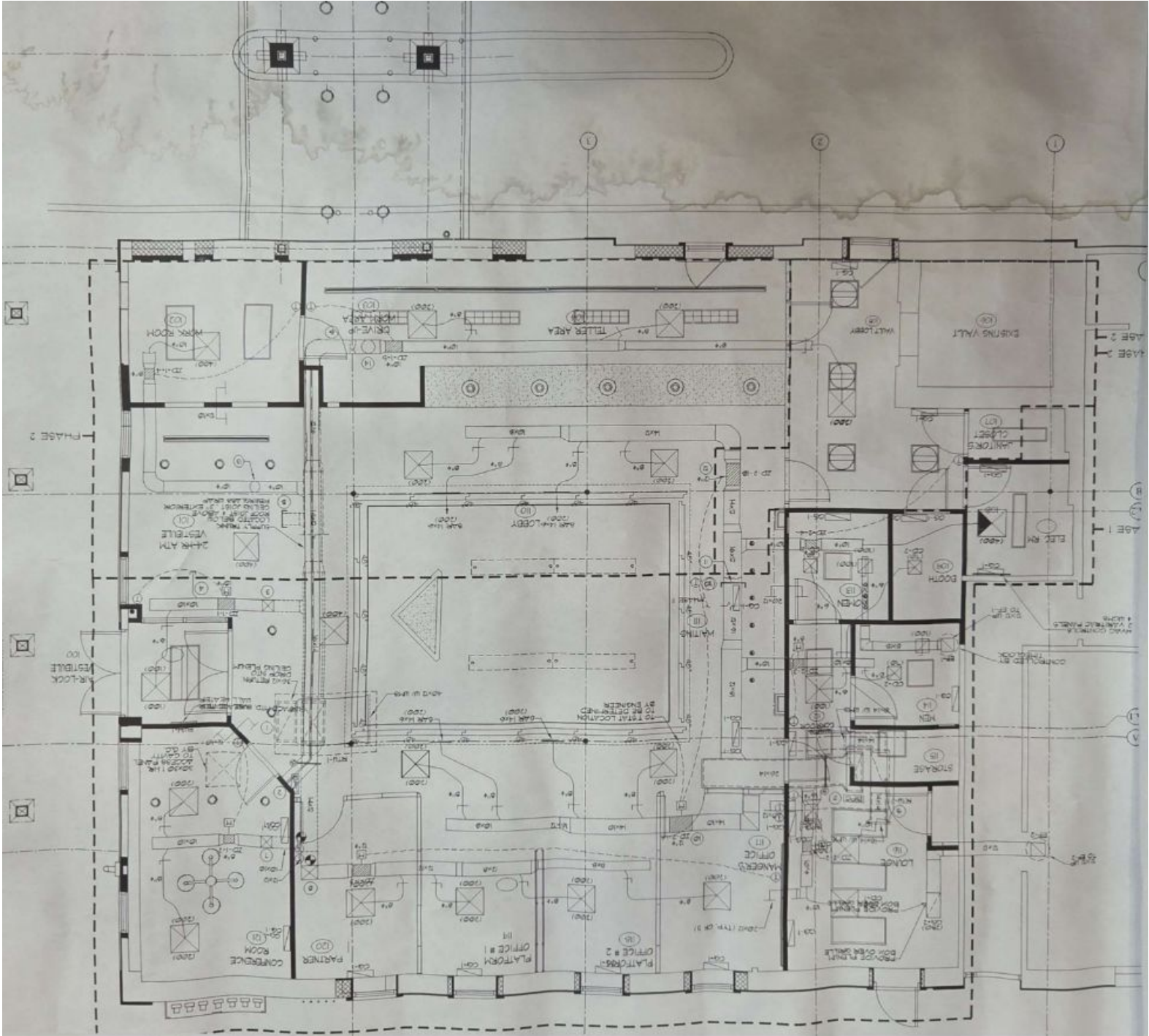
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