

# FOR SALE/LEASE



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

**1,118 +/- S/F Office Space**  
**Ideal to Combine with Suite 5**  
**Raw Space - Ready to Customize**  
**Currently Used as Storage for Suite 5**  
**Asking Price \$49,000.00**  
**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 4D
CITY, STATE	Waterbury, CT 06702

BUILDING INFO	MECHANICAL EQUIP.
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Total S/F	3,637 +/-	Air Conditioning	Central
Number of floors	4	Sprinkler / Type	No
Avail S/F	3,637 +/-	Type of Heat	Gas heat pump

### TAXES

Office Space	3,637 +/-	Assessment	\$13,790.00
Ext. Construction	Brick	Mill Rate	54.19
Int. Construction		Taxes	\$660.74

### OTHER

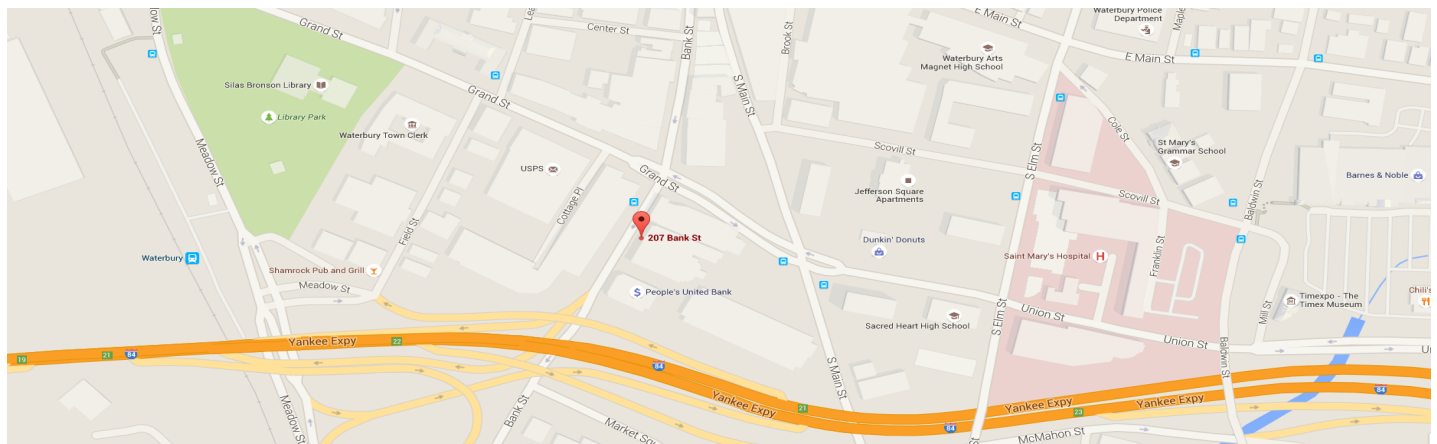
Ceiling Height	9'	Total Acres	Condo
Roof	Flat	Zoning	CBD
Date Built	1910	Parking	Available Garage

### UTILITIES

Sewer	City
Water	City
Gas	Yes
Electrical	

### TERMS

Sale Price	\$49,000.00
Lease Rate	\$12 Gross + Utilities + parking
Annual Condo Fees	\$3,625.14



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