

FOR SALE

**1389 West Main Street
Waterbury, CT 06708**



- **Medical or General Office Suites Available!**
- **Owner Financing Available**
- **10% Down, 25 Year Amortization at 5%. Ten Year Balloon Payment**
- **Several Units to Choose From**

WHY RENT WHEN YOU CAN OWN!

Contact Exclusive Broker

Gerry D. Matthews

Matthews Commercial Properties

203-753-5800



MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike Suite 3B, Middlebury, CT 06762

Phone: 203-753-5800 Fax: 203-574-3875

www.matthewscommercial.com

CONTACT: Gerry Matthews

Email: gdmattews@snet.net

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PROPERTY DATA FORM

PROPERTY ADDRESS	1389 West Main St		
CITY, STATE	Waterbury, CT		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F		Air conditioning	Yes (included)
Number of floors	3	Sprinkler / Type	No
Avail Units	6	Type of heat	Gas (included)
Unit # 207	1,293 SF+/-	Elevator	Yes
Unit # 207 "A"	646 SF+/-	TAXES	
Unit #212	1,293 SF+/-	Mill rate	60.21
Unit #306	1,696 SF+/-	Tax	\$4.29 PSF
Unit #308	1,888 SF+/-	CAMS	\$8.47 PSF
Unit # 315	1,293 SF+/-	OTHER	
Exterior construction	Brick	Zoning	RM
Interior construction	Finished Office	Parking	In common
Roof	Rubber	Interstate / distance to	0.5 miles
UTILITIES		State Route / distance to Route 8	1.1 miles
Sewer	City	TERMS	
Water	City	Sale Rate	\$92.00 PSF
Gas	Eversource		
Electric	Eversource separate breakers		

UNIT # SF+/- SALES PRICE 10% DOWN MTG PAYMENT

- Unit # 207 - 1,293 S/F+/- \$118,956.00 \$11,896.00 \$619.64
- Unit # 207 "A" - 646 SF+/- \$ 59,432.00 \$ 5,943.20 \$309.58
- Unit # 212 - 1,293 SF+/- \$118,956.00 \$11,896.00 \$619.64
- Unit # 306 - 1,696 S/F+/- \$156,032.00 \$15,603.00 \$812.77
- Unit # 308 - 1,888 SF+/- \$173,696.00 \$17,369.60 \$904.78
- Unit # 315 - 1,293 SF+/- \$118,956.00 \$11,896.00 \$619.64

Taxes = \$4.29 PSF

CAMS = \$8.47 PSF - CAMS include Heat, Electric, Air Conditioning, and all Exterior Maintenance

1389 WEST MAIN ST. WATERBURY

Write a description for your map.

Legend



Google Earth

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