

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: gdmattthews@snet.net

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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

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	63	Type of heat	Gas (included)
Unit #212	1,293 SF+/-	Elevator	Yes
Unit #306	1,696 SF+/-	TAXES	
Unit # 315	1,293 SF+/-	Mill rate	60.21
Exterior construction	Brick	Tax	\$4.29 PSF
Interior construction	Finished Office	CAMS	\$8.47 PSF
Roof	Rubber	OTHER	
UTILITIES		Zoning	RM
Sewer	City	Parking	In common
Water	City	Interstate / distance to	0.5 miles
Gas	Eversource	State Route / distance to Route 8	1.1 miles
Electric	Eversource separate breakers	TERMS	
		Sale Rate	\$92.00 PSF

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

© 2018 Google

200 ft

