

FOR SALE OR LEASE

356 Baldwin Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

- **2,670 SF+/- Industrial Building**
- **RM Zone / 0.09 Acres**
- **Cement Block Building**
- **Two Overhead Doors**
- **Air Compressor Piping in Place**
- **Sale Price - \$199,999.00**
- **Lease Rate - \$2,500.00 Per Month, Plus Utilities**

NICK LONGO
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BUILDING

Total Available SF	2,670 SF +/-
Number of Floors	1
Office Space	240
Exterior Construction	Block
Interior Construction	Block
Year Built	1940
Roof	Flat Torch Down
Available Overhead Doors	2 / 10'x12', 10' x 10'
Ceiling Height	11'6 to 13'6
Parking	Off Street
Zoning	RM

PROPERTY

Lot Size	0.09 Acres
Distance to I-84 & Rt 8	1/4 Mile I-84 & Rt 8

MECHANICALS & UTILITIES

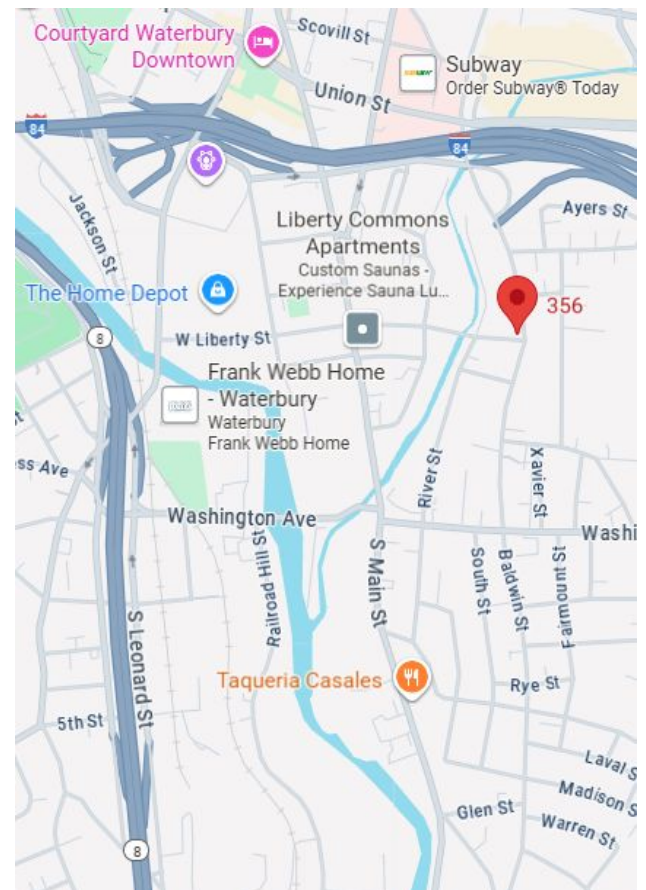
Heat Source/ Type	Wood Stove
Electric Amps Phase	Eversource 200 Single
Sewer/ Water	City

TAXES

Assessment	\$76,650.00
Appraisal	\$109,500.00
Mill Rate	44.98
Tax	\$3,447.72

TERMS

Sales Price	\$199,999.00
Lease Rate	\$2,500.00 Per Month Plus Utilities



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

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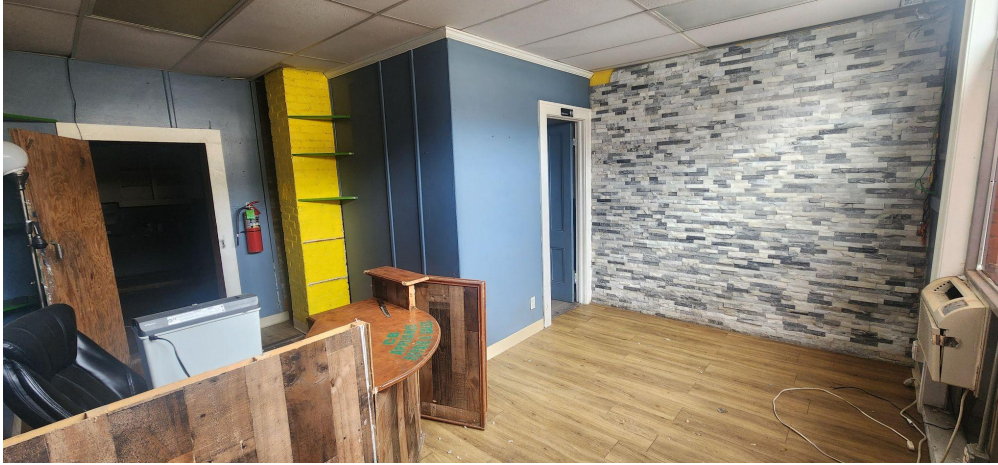
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