

FOR SALE/LEASE

1875 Thomaston Ave., Waterbury CT 06704

MATTHEWS COMMERCIAL PROPERTIES



- **5,872 SF+/- Warehouse**
 - **0.38 Acres / CG Zone**
 - **Former Auto Sales Lot**
 - **Owner Financing Potential**
 - **Fenced Lot**
 - **Newer Rubber Roof**
 - **Security System**
 - **6 Newer BTU Tube Heaters**
 - **Newer Office HVAC / Mechanicals**
-
- **SALES PRICE: \$425,000.00**
 - **LEASE RATE: \$3,000.00 per Month NNN**

Contact:
NICK LONGO
203.578.0208
neegall@aol.com

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| BUILDING INFO | |
|-----------------------|---------------------------------------|
| Total S/F | 5,872 SF+/- |
| Number of Floors | 1 |
| Available S/F | 5,872 SF+/- |
| Office Space | 150 SF-/- |
| Avail Overhead Doors | 2 / 8x6,8x8 2 / 10x10 3 / 12x10 |
| Exterior Construction | Block |
| Interior Construction | Block/Sheetrock |
| Ceiling Height | 8' - 14' |
| Roof | Flat Rubber Asphalt |
| Date Built | 1975 |
| UTILITIES | |
| Sewer | City |
| Water | City |
| Gas | Eversource |
| Electrical | |
| Amps | 600A/120-208V |
| Phase | 3 |

| MECHANICAL EQUIPMENT | |
|----------------------|-----------------------|
| Air Conditioning | HVAC/Office |
| Type of Heat | Hot Air/Modine |
| TAXES | |
| Assessment | \$168,630.00 |
| Mill Rate | 55.50 |
| Taxes | \$9,359.00 |
| OTHER | |
| Total Acres | 0.38 |
| Zoning | CG |
| Parking | Off-Street |
| Interstate - I-84 | 1 mile |
| State Route - Rte 8 | ½ mile |
| TERMS | |
| Sales Price | \$425,000.00 |
| Lease Rate | \$3,000.00 /mo NNN |

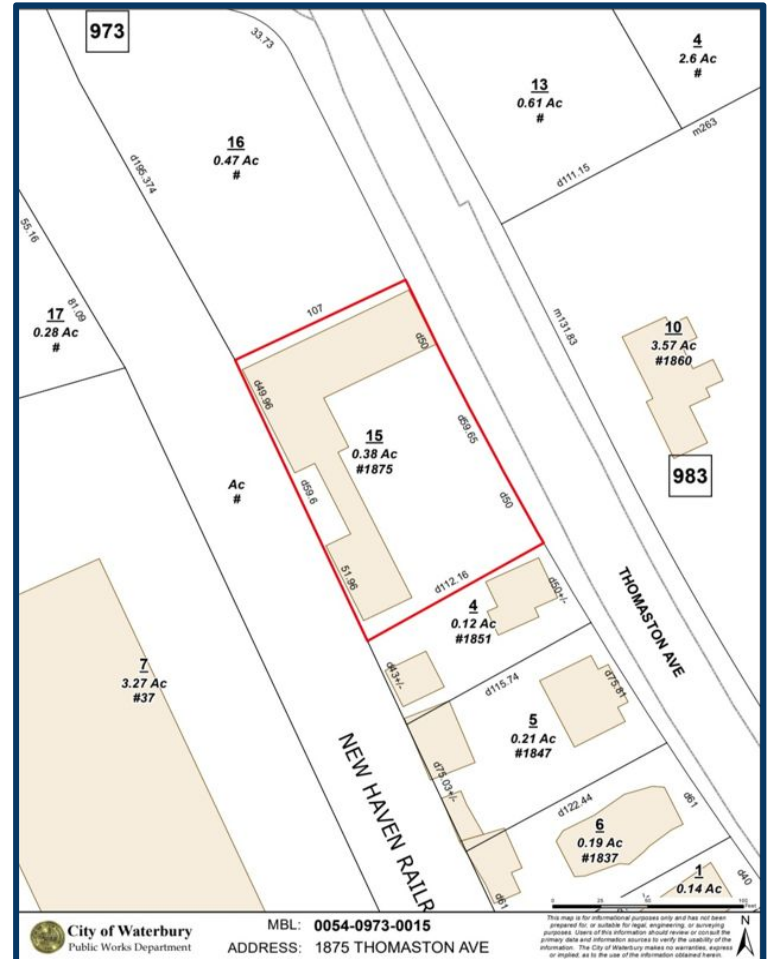
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819 Straits Tpke, Suite 3B
Middlebury, CT 06762
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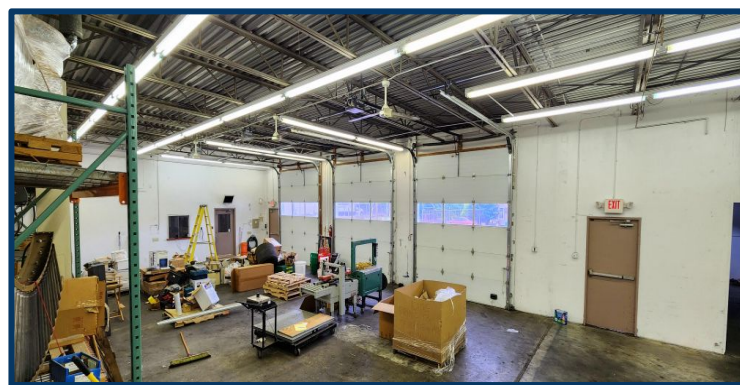
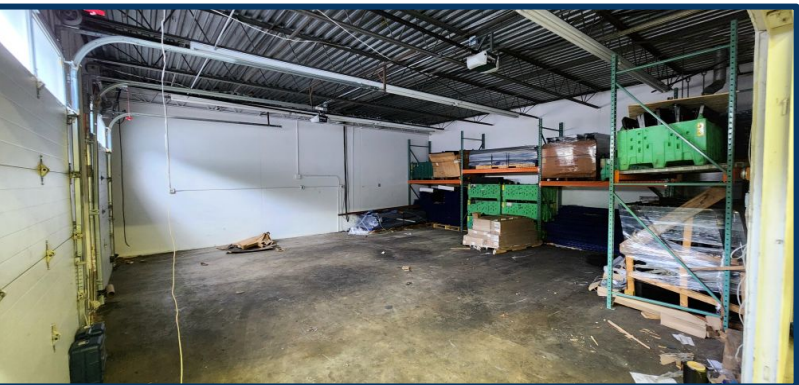
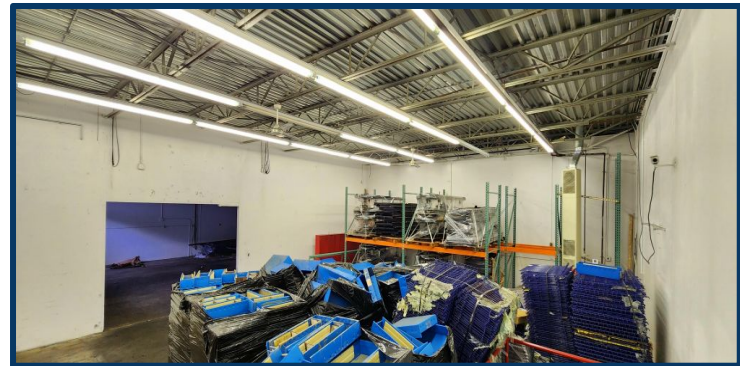
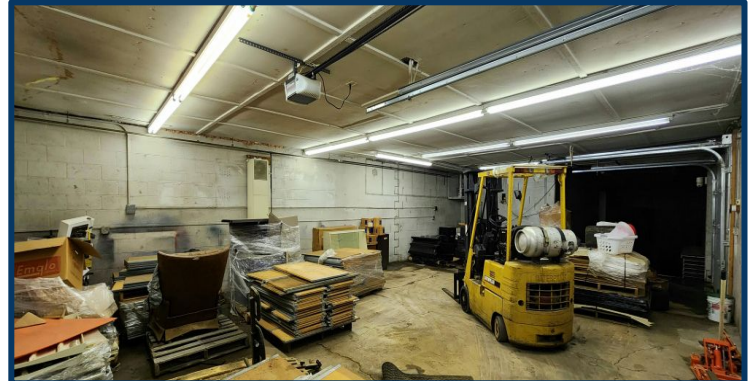
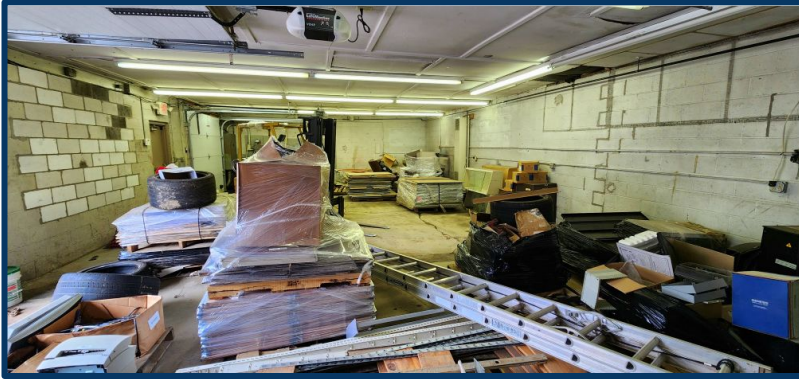
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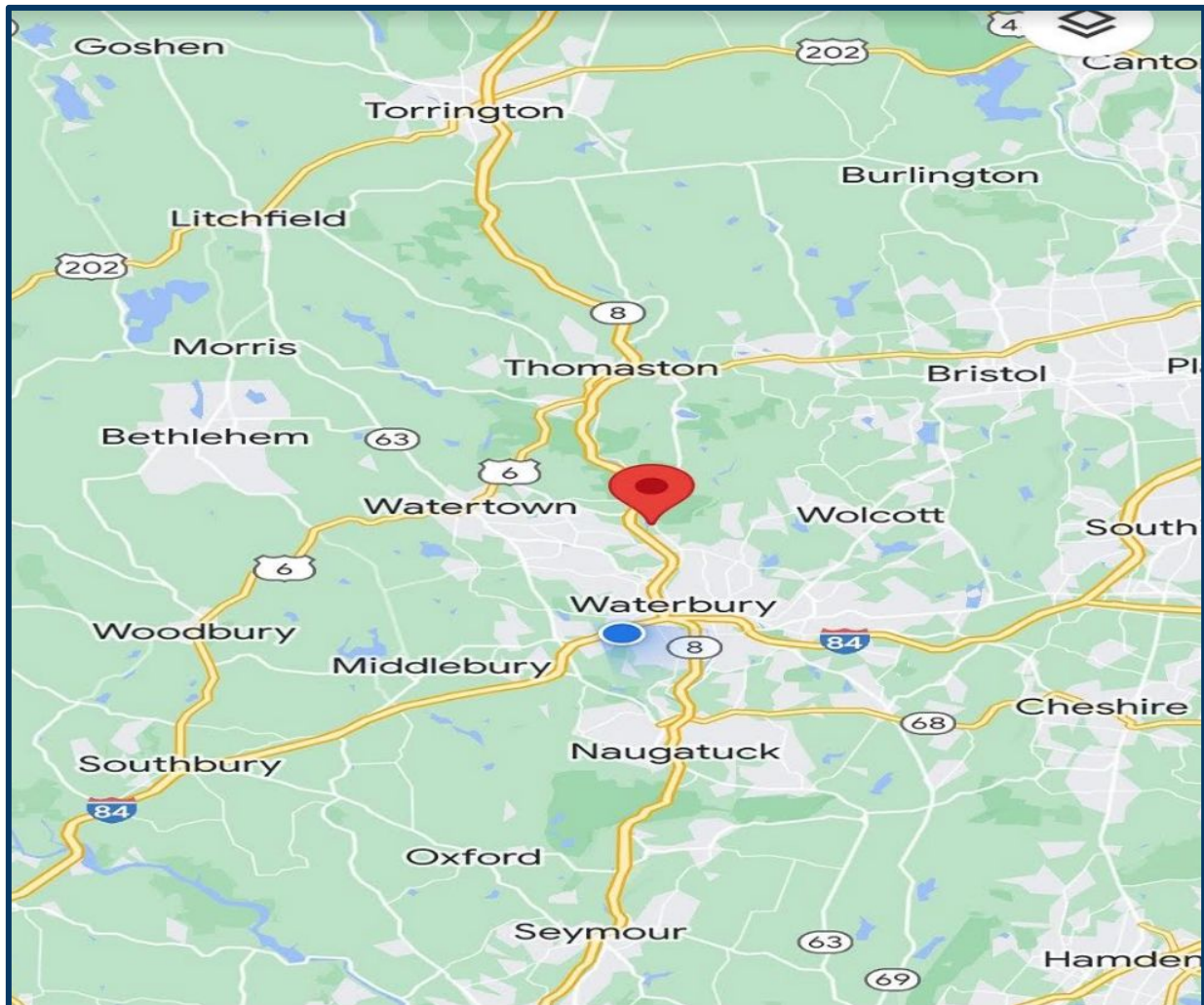
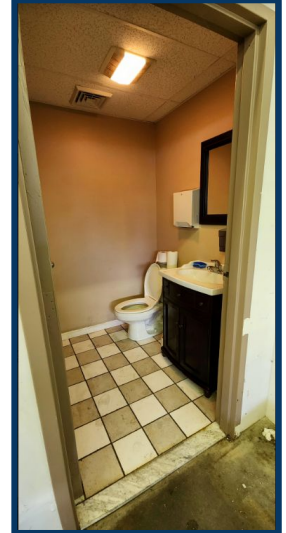
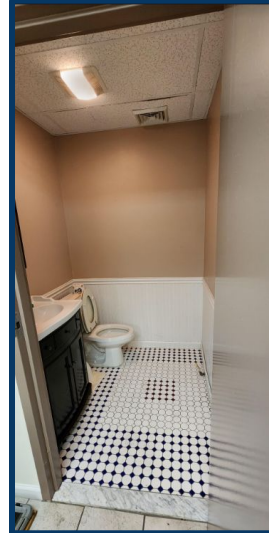
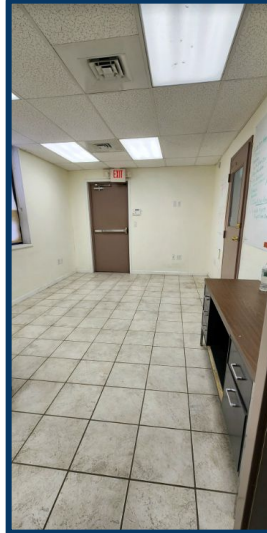
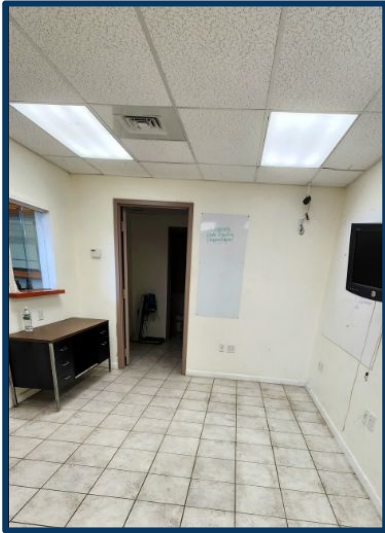
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