

# FOR SALE

3005 East Main Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



## PROFESSIONAL / OFFICE / RETAIL/ MEDICAL BUILDING

- 3,000 SF+/- Freestanding Building
- Former His & Hers Salon & Day Spa (2,000 SF+/-)
- Deli - 1,000 SF+/- Leased \$1,500.00 PM / month-to-month
- Separate Utilities
- .31 Acres +/-
- Excellent access to I-84 - .5 Miles
- Great On-Site Parking
- SALES PRICE: \$495,000.00

Contact:

**GERRY MATTHEWS**  
matthewscre@gmail.com  
203.753.5800

**MATTHEWS COMMERCIAL PROPERTIES**  
819 Straits Tpke, Suite 3B, Middlebury, CT 06762  
matthewscommercial.com

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## BUILDING INFO

Total Available SF	3,000 SF+/-
Number of Floors	1
Ceiling Height	8'
Roof	Rubber
Interior Construction	Finished
Exterior Construction	Brick/Block Backup
Parking	In Common
Zoning	CA

## PROPERTY

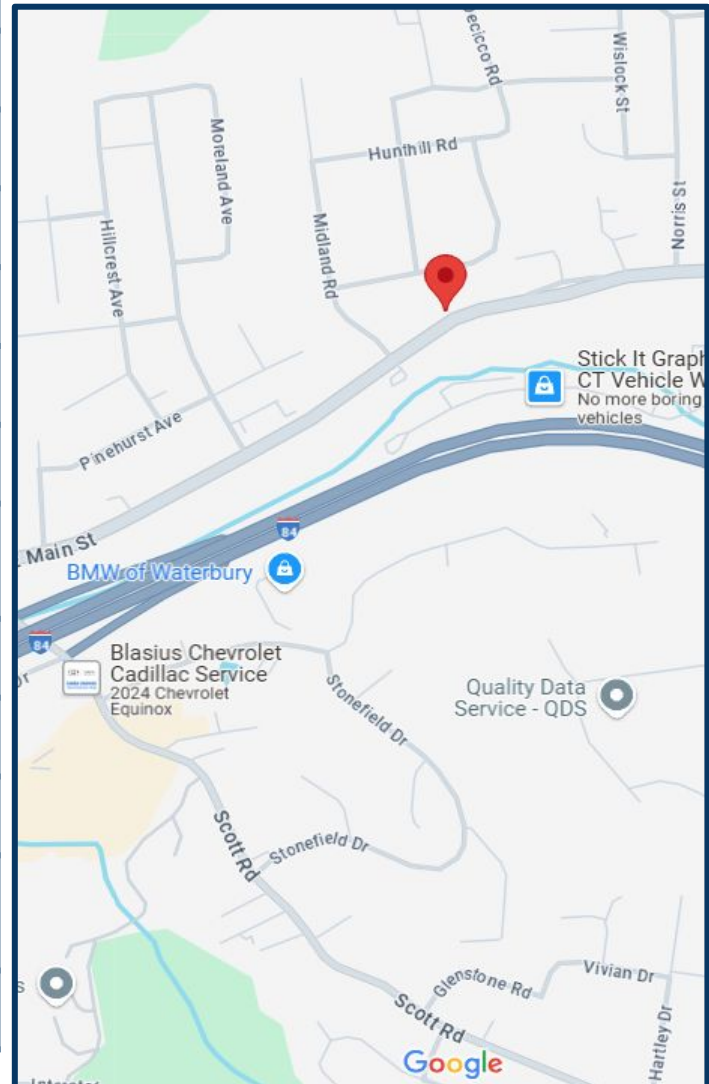
Distance to I-84	.5 Miles
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## MECHANICALS & UTILITIES

Electric	Eversource 2 / 200 Amp, 3 Phase
Gas	Eversource
Sewer	City
Water	City
Air Conditioning	Central Air 5 Ton and 3 Ton Units
Type of Heat	Gas - Forced Air

## TAXES

Appraised Value	\$242,300.00
Mill Rate	54.19
Taxes	\$9,191.66
Sales Price	\$495,000.00



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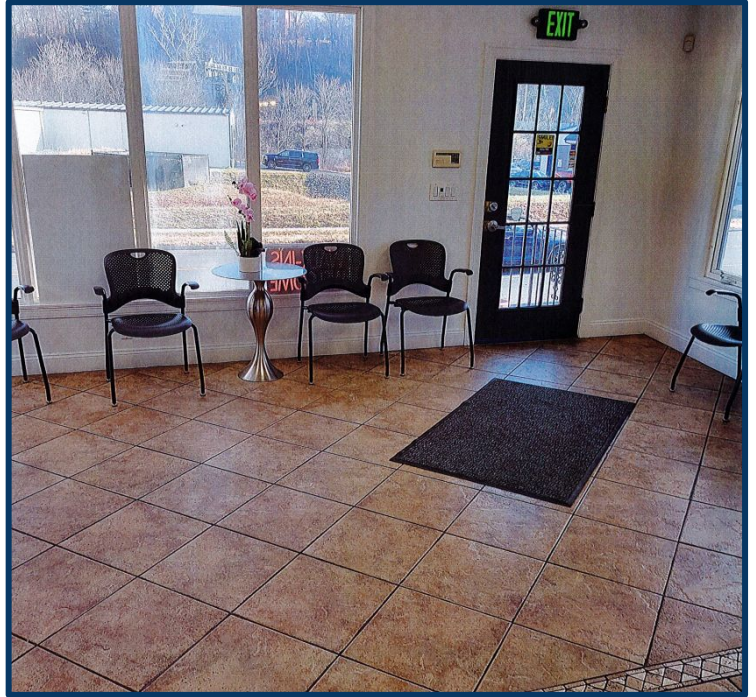
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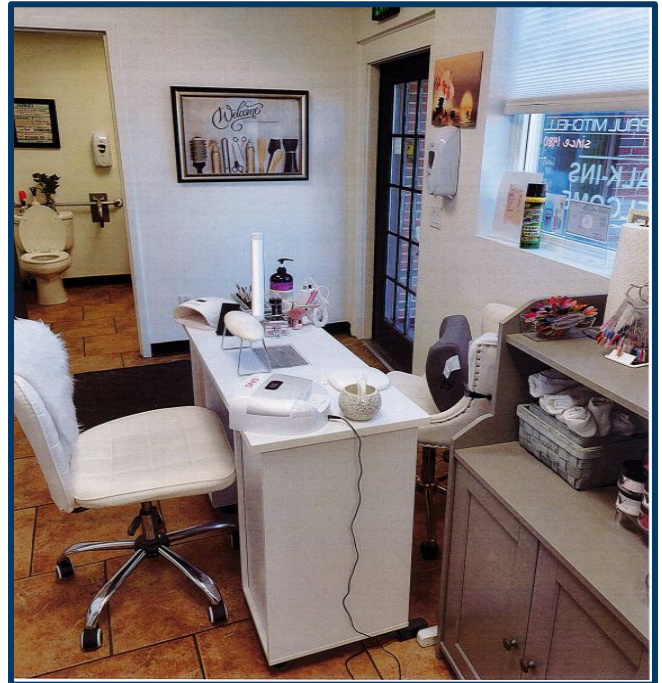
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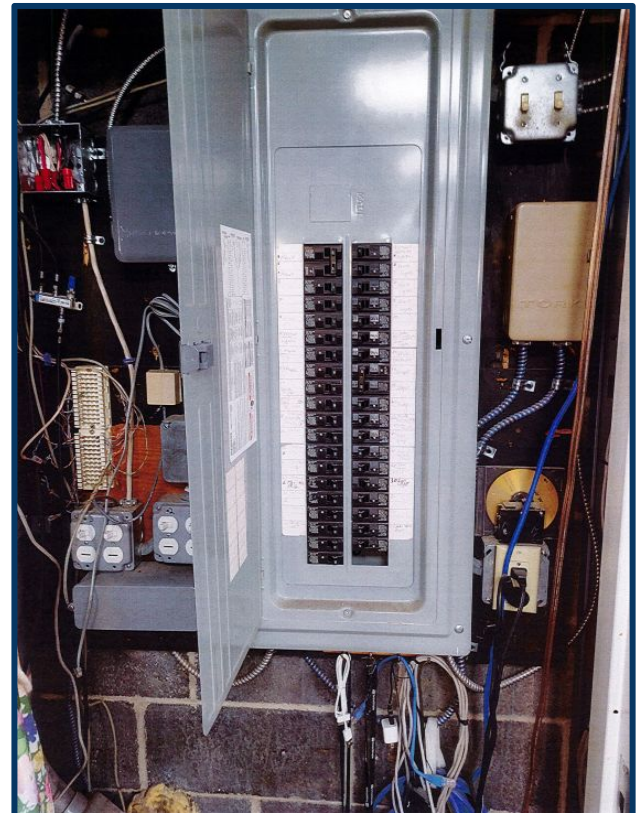
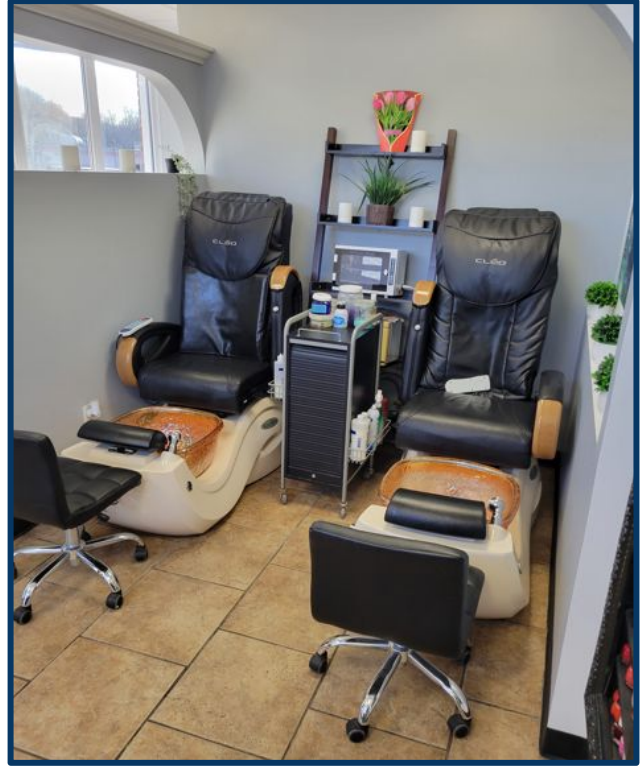
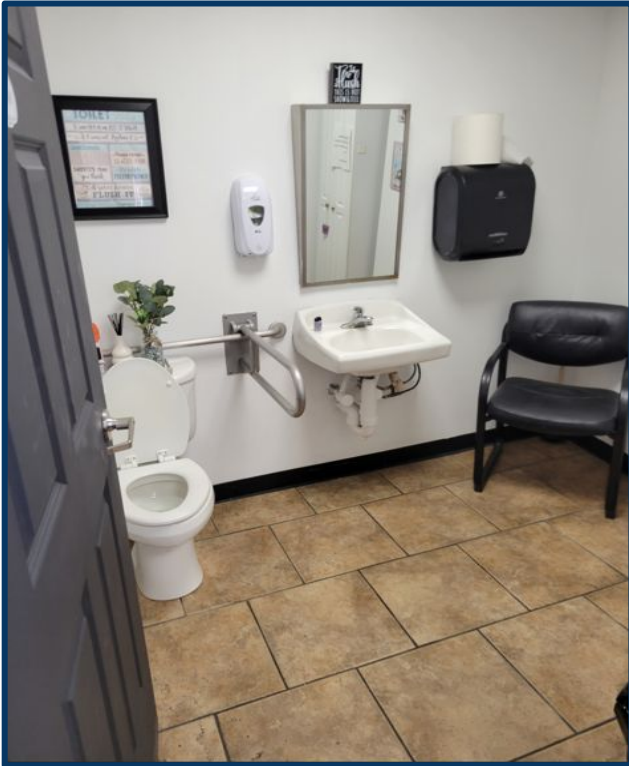
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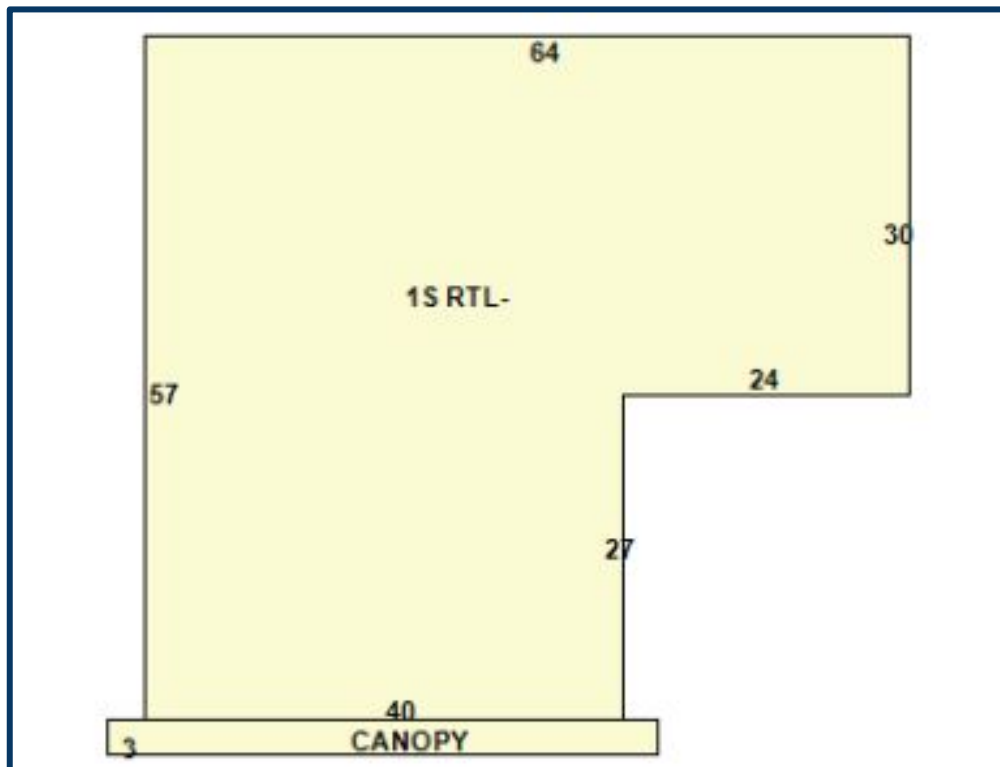
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