

FOR SALE

**88 Easton Avenue
Waterbury, CT 06704**



SERVICE GARAGE (2,132 SF +/-)

**Includes 100' x 50' Lot (Fenced)
.18 Acres/RM Zoned
Auto Licensed in the past
New Electrical Service
2 New Overhead Doors (8' x 10')**

REDUCED SALE: \$159,000

MATTHEWS COMMERCIAL PROPERTIES LLC.

**819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com**

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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	88 Easton Avenue & Lot		
CITY, STATE	Waterbury, CT 06704		
BUILDING INFO			
Total SF	2,132 SF+/-	MECHANICAL EQUIP	Air conditioning
Number of floors	1		None
Avail SF	2,132 SF +/-		None
Will subdivide to	No		Oil Fired 2 Modine
Office space	60 sf	TAXES	
Column spaced	Clear span	Assessment	\$53,410
Available overhead doors	2- 8' x 10'	Mill rate	60.21
Exterior construction	Block	Tax	\$3,216
Interior construction	Block	OTHER	
Ceiling height	10' x 13'	Total acres	0.18
Roof	Flat Rubber	Zoning	RM
Date built	1924	Parking	Off Street
UTILITIES		Interstate / distance to	I-84
Sewer	City	State Route / distance to	Rt 8
Water	City	TERMS	
Gas	City	Sale price	\$159,000.00
Electric			
Amps	100		
Volts	240		
Phase	3		

COMMENTS:

SERVICE GARAGE (2,132 SF +/-)
Includes 100' x 50' Lot for Vehicles(Fenced)
Clear Span Garage with 2 new Overhead Doors
0.18 Acres/RM Zoned
Auto Licensed in the past
New Electrical Service

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