

FOR SALE

**38 Meriden Road
Waterbury, CT 06705**



**1,421 S/F Service Garage
Cement block building
Large overhead bays
0.14 acres
CA zone
High traffic count 23,000 vehicles per day
Close access to I84 and Route 8**

Sale Price: \$249,000.00



MATTHEWS COMMERCIAL PROPERTIES LLC.

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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	38 Meriden Road		
CITY, STATE	Waterbury, CT 06705		
BUILDING INFO			
Total S/F	1,421	MECHANICAL EQUIP	
Number of floors	1	Air conditioning	HVAC
Avail S/F	1,421	Type of heat	Oil—hot air
Office space	240 s/f	TAXES	
Column space	Clear span	Assessment	\$109,483
Avail overhead doors	1 9' x 16'	Mill rate	60.21
Exterior construction	Concrete block	Tax	\$6,592
Interior construction	Concrete block/sheet rock	OTHER	
Ceiling height	11'	Total acres	0.14
Roof	Flat torch down	Zoning	CA
Date built		Parking	Off street/18 spaces
UTILITIES		Interstate / distance to	I-84 / 1 mile
Sewer	City	State Route / distance to	Route 8 / 1 1/2 mile
Water	City	TERMS	
Gas	Eversource	Sale price	\$249,000.00
Electric	Eversource		
Amps	200		
Volts			
Phase	Single		
COMMENTS:			

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