



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003



LISTING DESCRIPTION	
	KEYS
X	Sale
	Lease
X	Indust.
	Retail
	Office
	Apartment
	Land

NAME OF BUILDING OR SITE Dumouchel

TOWN Waterbury ST. & NO. 45 Benedict Street ZIP 06706

DESCRIPTION Multi level industrial building (2 buildings)

38,600 SF leased at \$108,000 NNN / plus sign at \$19,900 Gross / \$127,900 Income

WILL DIVIDE No PRESENT USES Warehouse POTENTIAL USES Retail Site

BUILDING

MECHANICAL EQUIPMENT

LAND

FLOORS 3
SF Ceiling
9' - 13'

Heat Type GAS
Elev. _____
A/C Office X
plant _____
Sprinkler _____
Roof main is new
store is 10 yrs

Acres 1.5 +/-
Zoning CA
Condition of Site (%)
Level _____
Slope _____
Wet _____
Dry _____

Total SF avail. 38,600
Total SF bldg. 38,600 +/-
Type Const. _____
Colum spacing _____
Yr. built 1908
No. O/H doors _____
Truck docks 6
Parking _____
Expansion _____

Other _____

TERMS

Sale Price \$800,000

UTILITIES

Water: Municipal X Well _____
Electric: Amp. _____ Phase _____
Gas: X
Sewer: Sanitary X Septic _____

Tenant Pays:

Insurance _____
Heat _____
Water _____
A/C _____
Electric _____
Taxes _____

ASSESSMENT:

Land: _____
Improvements: _____
Total: \$581,270

Mill Rate: 60.21
Taxes: \$34,998

REMARKS: Bldg. 1 30,600 SF
Bldg. 2 8,000 SF
Possible demo for reuse

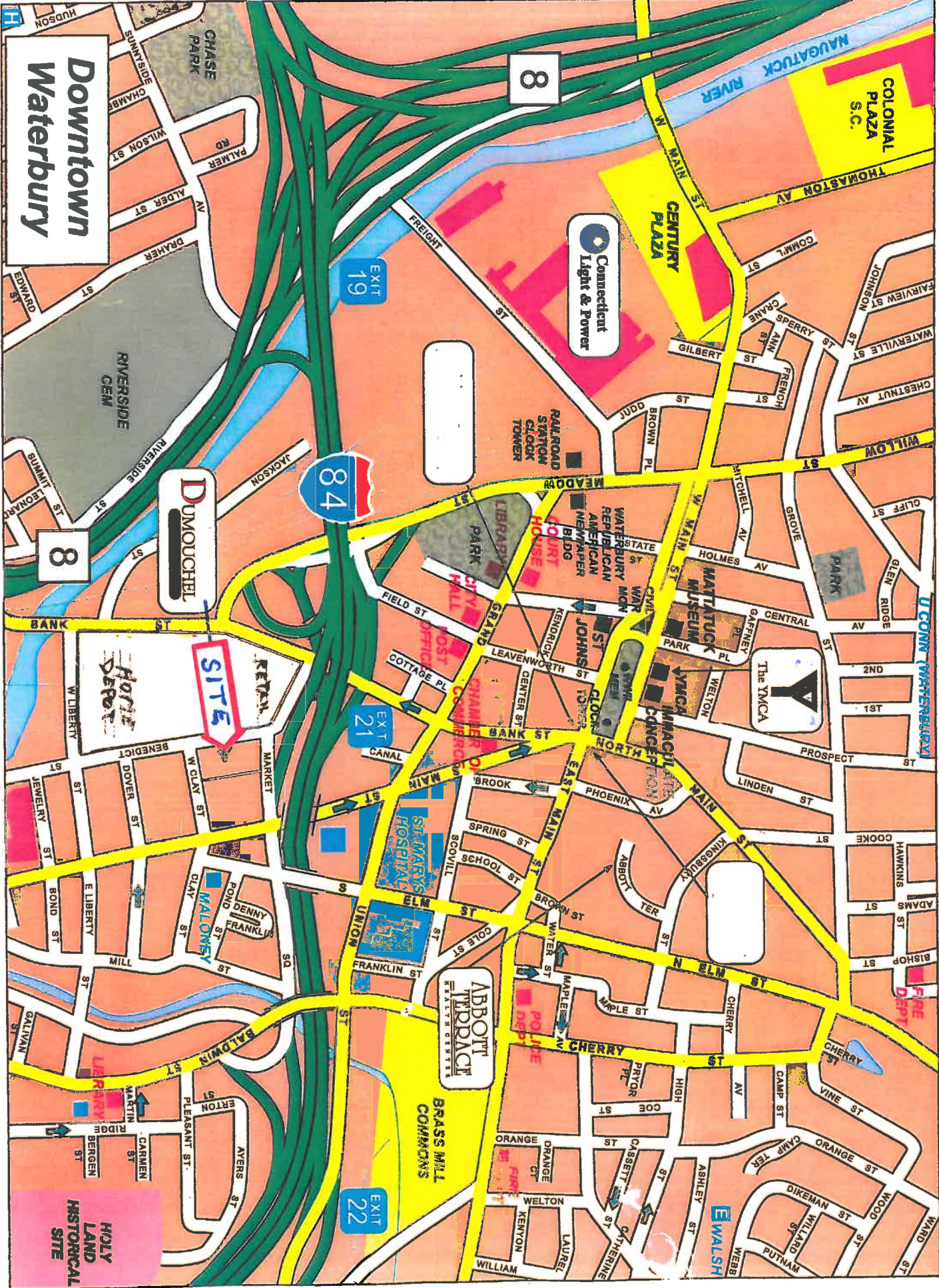
TRANSPORTATION

Highway Visibility _____
Interstate Highway _____
Exit _____
State Rt. _____
RR Siding _____

AGENT: DAVID THEROUX

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.

3/3/2020



Downtown Waterbury

8

Connecticut Light & Power

84

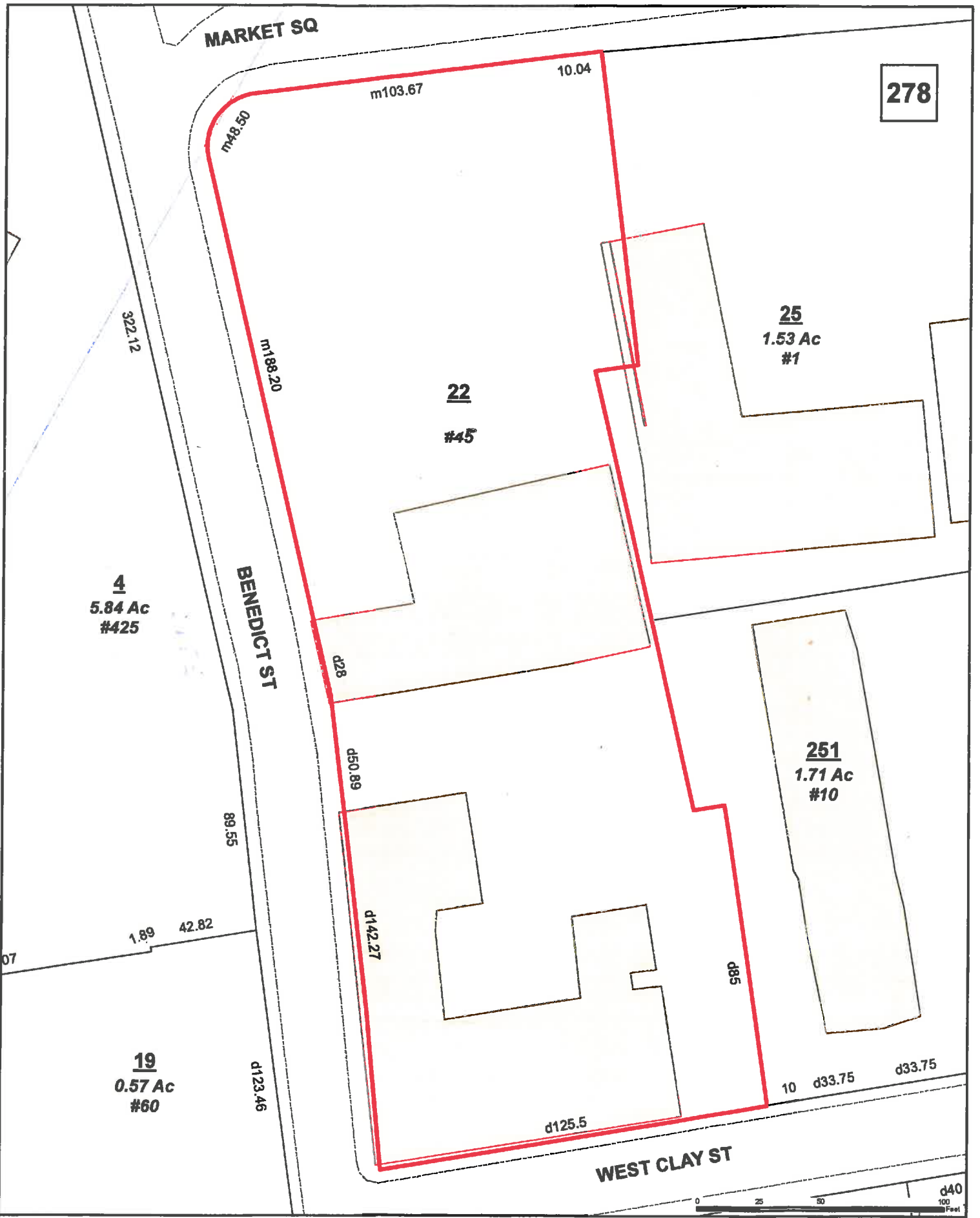
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DUMOUCHEL

SITE

ABBOTT TERRACE

HOLY LAND HISTORICAL SITE



City of Waterbury
Public Works Department

MBL: 0319-0278-0022
ADDRESS: 45 BENEDICT ST

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