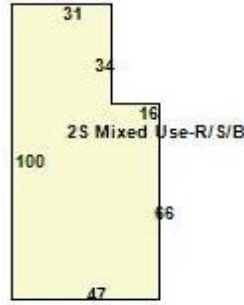


COMMERCIAL



CONNECTION
REAL ESTATE LLC



PO Box 830
Middlebury CT 06762
203-596-7777
www.commercial-re.com
john@commercial-re.com

NAME OF BUILDING OR SITE Bram Restaurant Supply

TOWN Waterbury ST. & NO. 447 Meadow Street ZIP 06702

DESCRIPTION 8,312 SF Commercial Building

Across the street from the new Enterprise Car Rental - Court House's - City Hall - and downtown businesses

WILL DIVIDE _____ PRESENT USES Retail POTENTIAL USES Retail - Office - Apartment

BUILDING

FLOORS

| | SF | Ceiling |
|-----------------|--------------|------------|
| 1st fl. | <u>4,156</u> | <u>10'</u> |
| 2nd fl. | <u>4,156</u> | <u>10</u> |
| 3rd fl. | _____ | _____ |
| Other | _____ | _____ |
| Office SF | _____ | _____ |
| Total SF avail. | <u>8,312</u> | _____ |
| Total SF bldg. | _____ | _____ |
| Type Const. | <u>Block</u> | _____ |
| Colum spacing | _____ | _____ |
| Yr. built | <u>1899</u> | _____ |
| No. O/H doors | _____ | _____ |

Parking _____
Expansion _____

MECHANICAL EQUIPMENT

Heat Type Gas
Elev. _____
A/C Office _____
plant _____
Sprinkler _____
Roof Type _____
Year _____
Other _____

UTILITIES

Water: Municipal X Well _____
Electric: Amp. 200 Phase 3
Gas: X
Sewer: Sanitary X Septic _____

LAND

Acres 0.10
Zoning CBD
Condition of Site (%)
Level X
Slope _____
Wet _____
Dry _____

TERMS

Sale Price \$345,000

Tenant Pays:

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

ASSESSMENT:

Land: \$ 52,570
Improvements: \$ 123,210
Total: \$175,780

Mill Rate: 60.21
Taxes: \$10,5873

REMARKS:

Restaurant Supply Space will be available
Currently Leased : 1st fl retail / 2nd fl Church
2 leased spaces @ \$1,600 each
Gross Income \$38,400.00

Contact: JOHN FAMILIETTI

TRANSPORTATION

Interstate Highway I-84 / RT 8
Exit I-8
State Rt. _____

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.