

112 Porter Street, Waterbury Connecticut

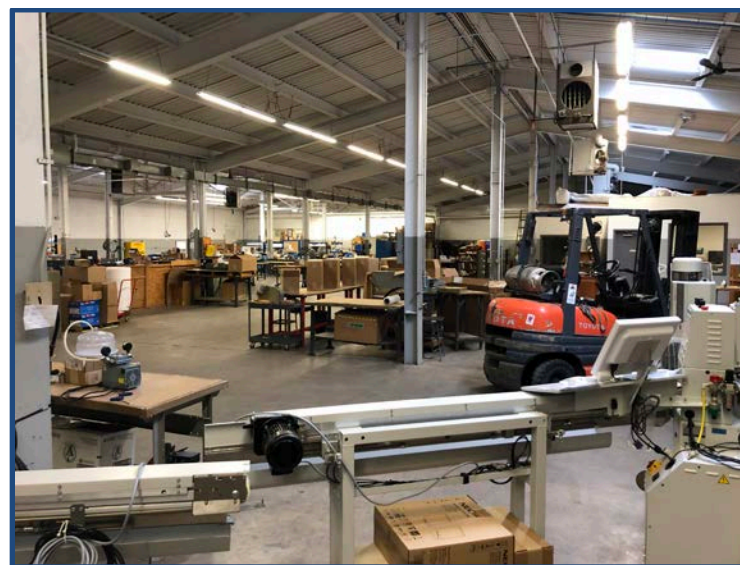


15,878± Square Feet

➤ .93 Acres

➤ Zoned IG

➤ Asking Sale: \$690,000



For further information contact:

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All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

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Building Info

Total Bldg. Sq FT:	15878	Sprinkler:	no
Ceiling Height:	14ft and 18 ft	Heating Type:	Gas warm air
Office SF:	1725	AC Main Bldg:	no
Industrial SF:	14,153	AC Office:	Yes
Asking Sale \$	\$690,000	Construction Type:	Masonry
Acres:	0.93	Roof:	Built up
Zoning:	IG	Year Built:	1900
Occupancy:	1-Jun-19	Year Renovated:	2000
		Loading Docks:	1
		Drive-In Doors:	1
		Column Spacing:	20X26
		Parking:	35+

Utilities:

Volts: 480
Amps: 800 , 3 phase
Water: City
Sewer: City
Gas: Yankee
Tax Assessment: 472,601
Taxes: \$ 19,900
\$1.25 psft

Transportation:

Distance to Hwy: 1/2mile
Nearest Hwy: RT 8 and RT 84

Comments: 2 lavatories in shop area and 2 in the office area. 2 compressors, air lines throughout. Office has large bull pen, conference room and 3 private offices. 2 offices in shop area. Well maintained having had several upgrades. Possible building expansion at site. Waterbury qualifies for several Economic Development programs.

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