

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.



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VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

112 Porter Street, Waterbury Connecticut

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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