



68 Center St

68 Center St, Waterbury, CT 06702



Natalie Zoef

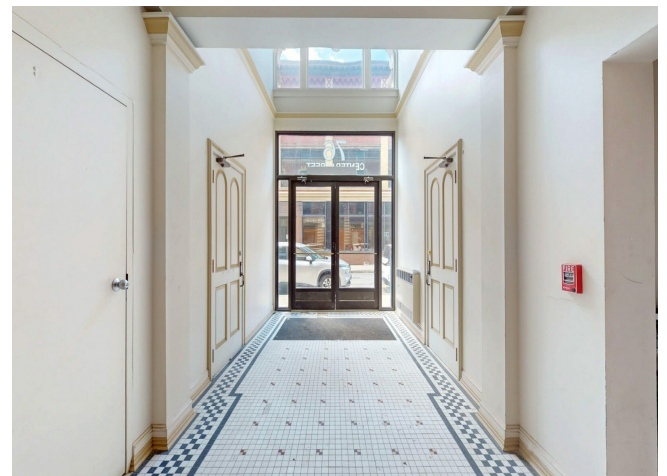
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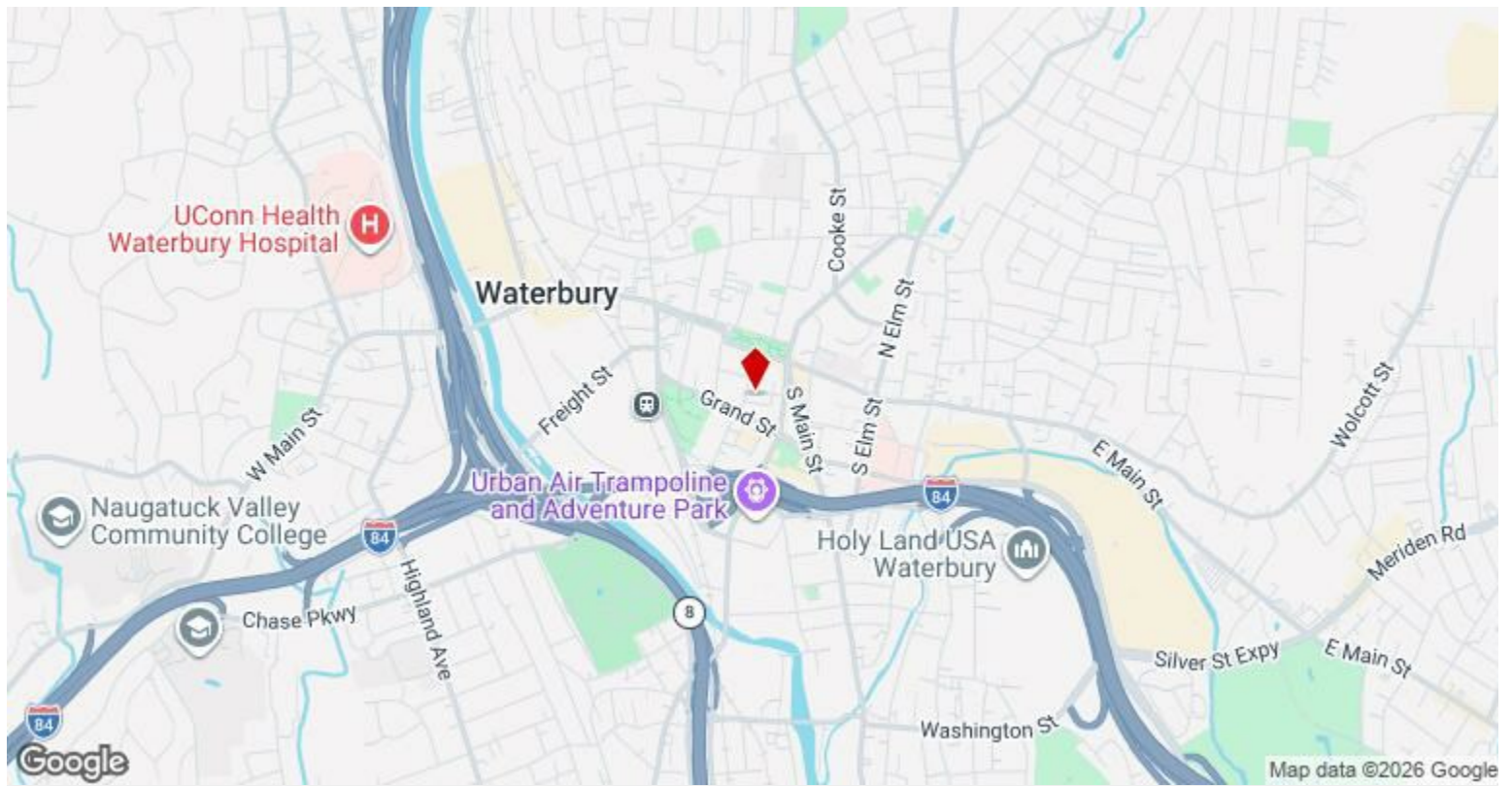
68 Center St

\$850,000

Rare opportunity to acquire a prominent mixed-use investment property offering both immediate income and significant value add potential. The ground floor is occupied by two established commercial tenants with strong leases in place, providing stable cash flow. The upper three floors are currently vacant and present an exceptional redevelopment opportunity, with the highest and best use being conversion to residential apartments. The building features a welcoming vestibule entrance, a fully operable and serviced elevator providing access to all levels, and a recently installed EPDM roof. Investors and developers will appreciate the combination of existing income, substantial upside through residential conversion, and major building improvements already completed. Whether seeking a long-term investment, redevelopment project, or mixed-use asset with future growth potential, this property offers a unique opportunity in a highly desirable location....



Price:	\$850,000
Property Type:	Retail/ Office
Property Subtype:	Storefront Retail
Building Class:	C
Sale Type:	Investment
Lot Size:	31,302 SF
Gross Building Area:	10,725 SF
No. Stories:	3
Year Built:	1895
Tenancy:	Multi
Zoning Description:	CBD
APN / Parcel ID:	WATE-000294-000270-000024
Walk Score ®:	70 (Moderately friendly)
Transit Score ®:	90 (Exceptionally friendly)

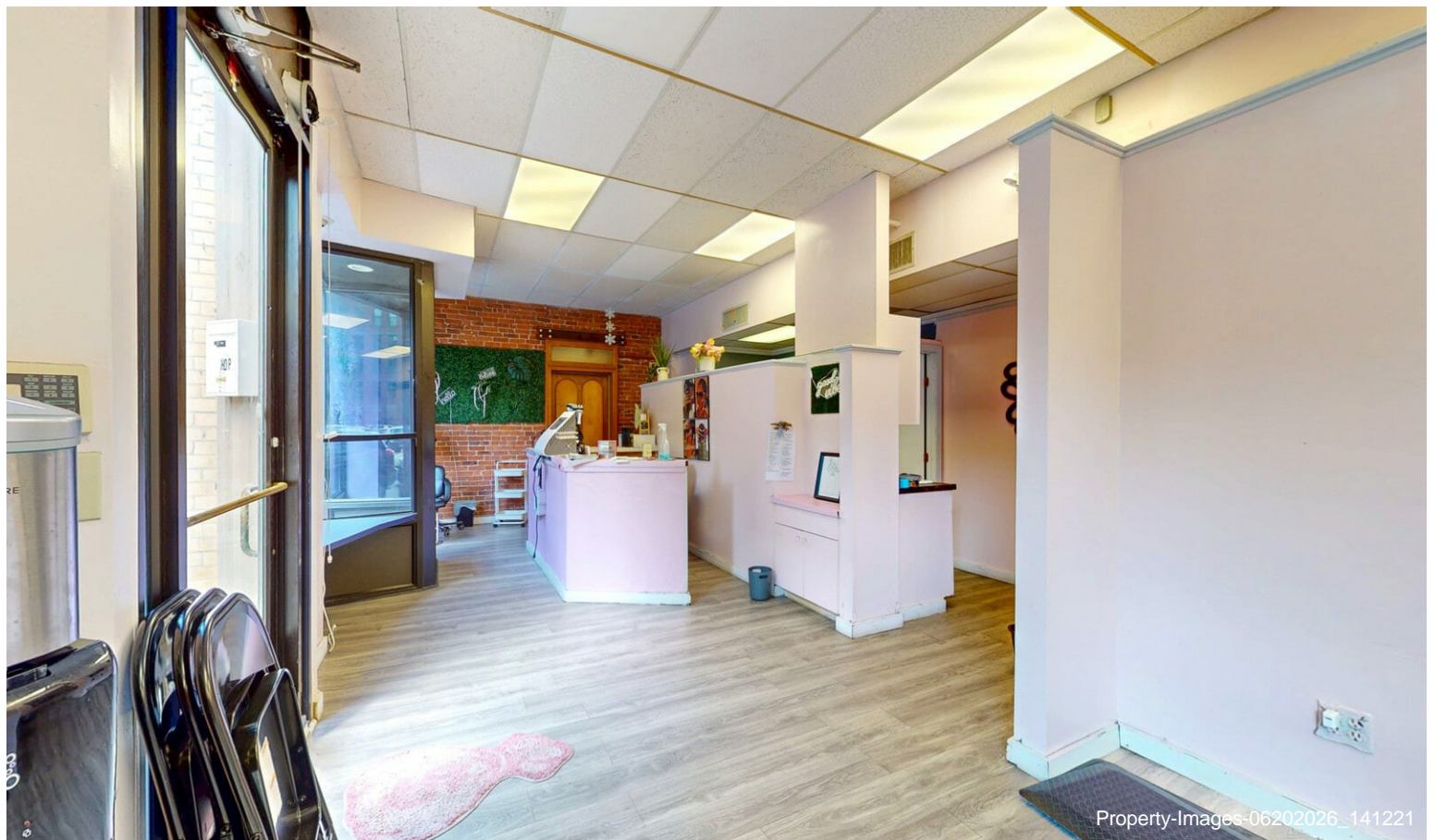


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Property Photos



Interior Photo



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Property Photos



Property Photos



Property-Images-06202026_142212

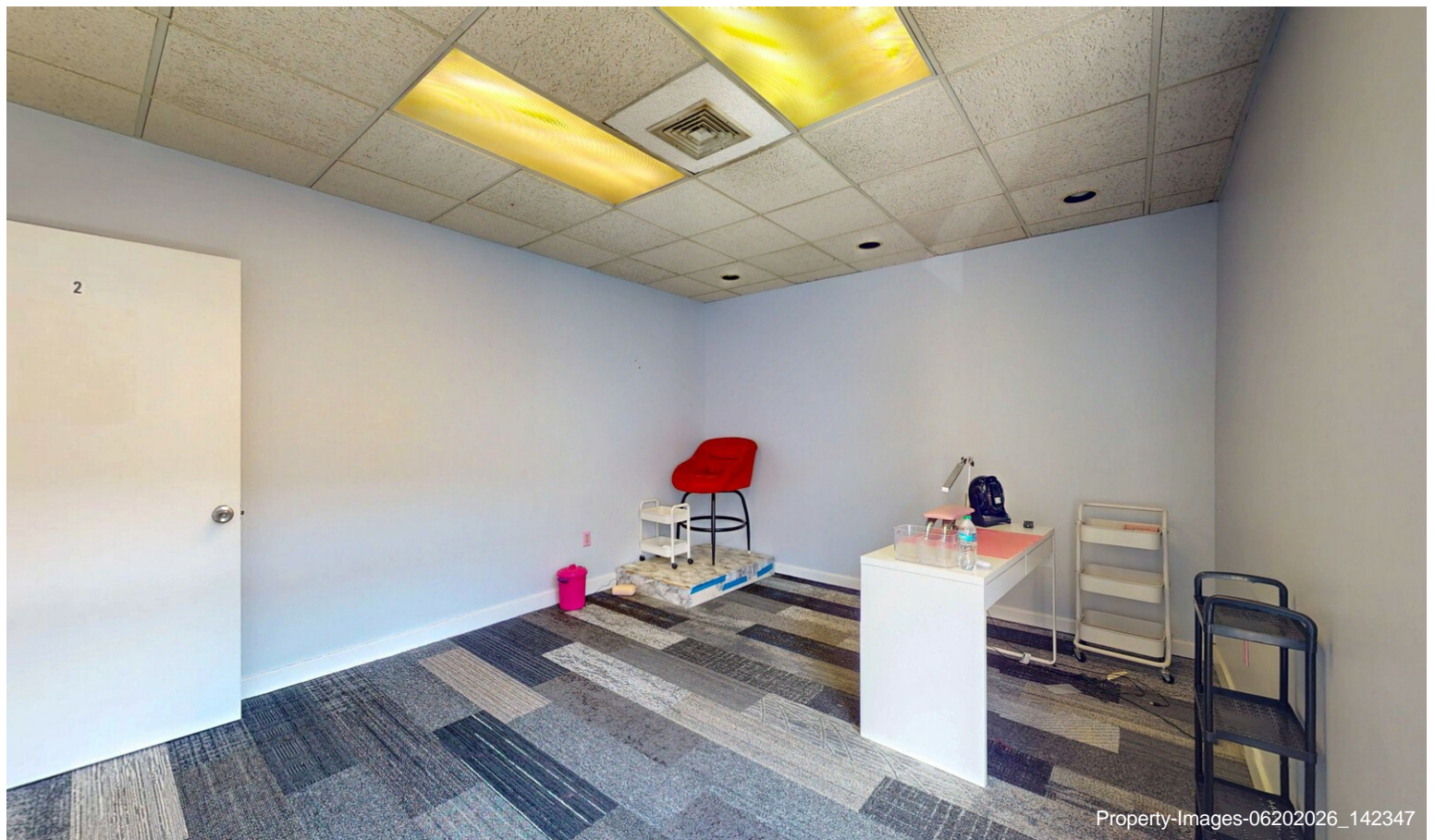


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Property Photos



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Property Photos



Property Photos



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Property-Images-06202026_142439

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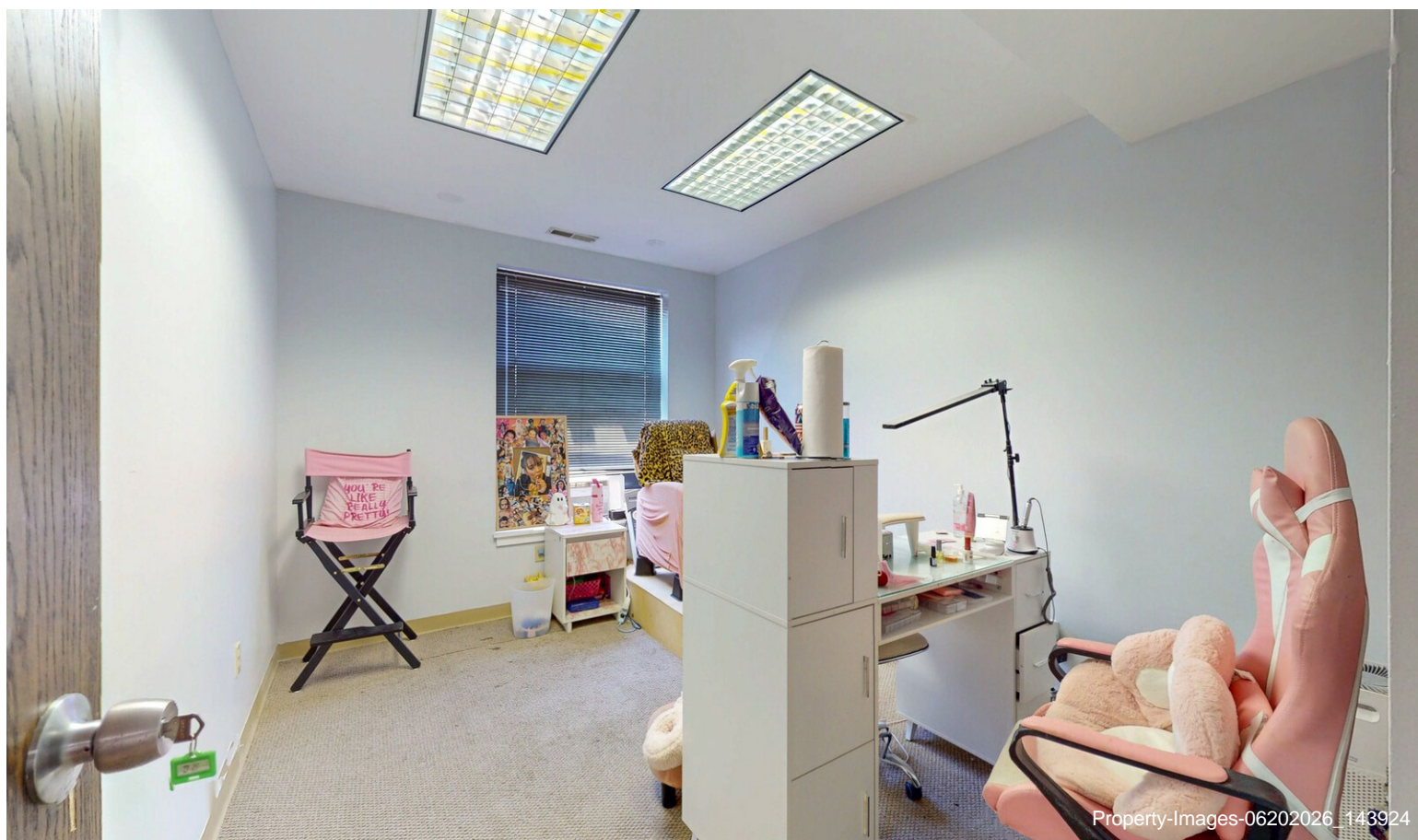


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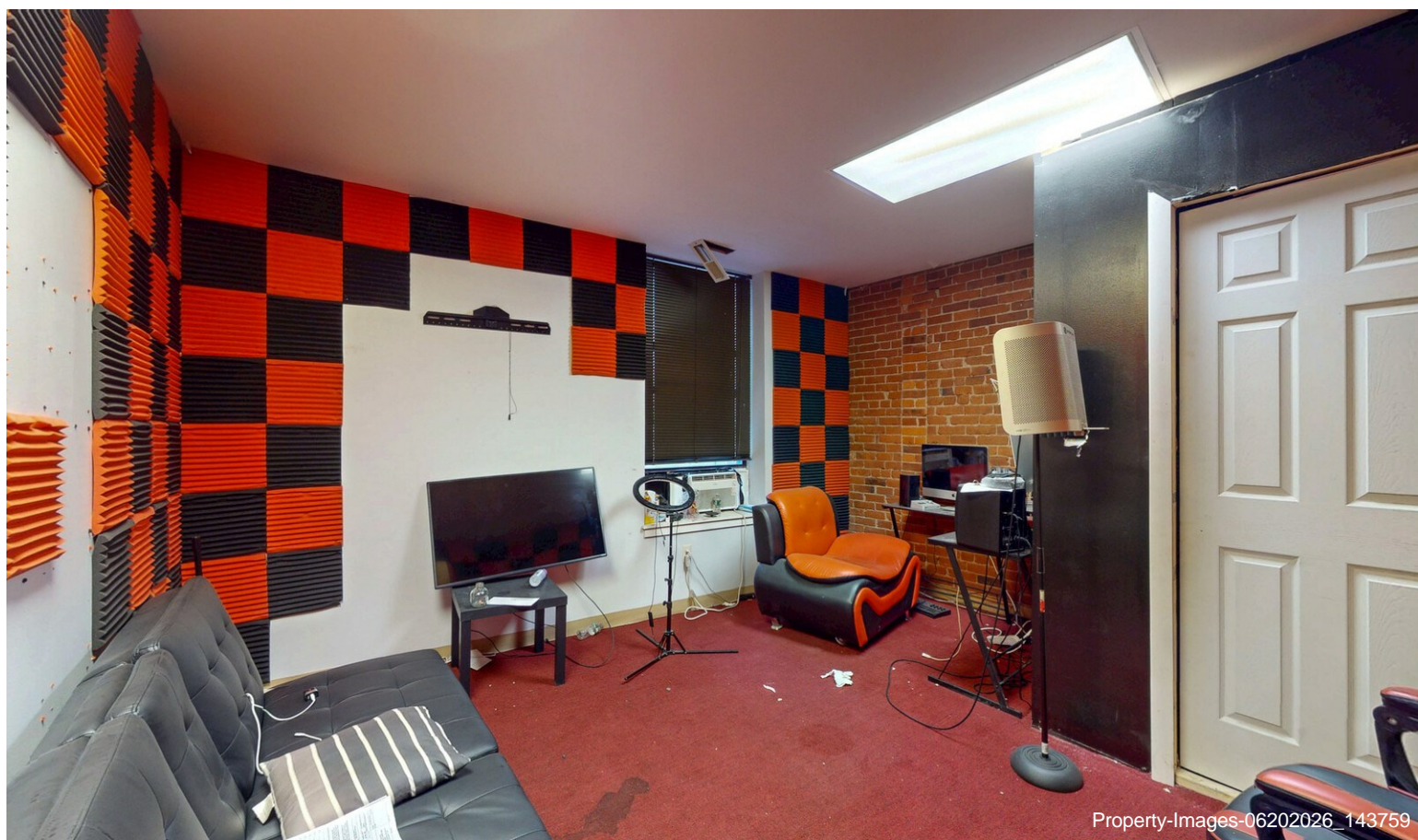


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Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



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Property Photos



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Building Photo