

CONTACT: ED GODIN

E-mail: Egodinpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 101 Middlebury, CT, 06762

FOR SALE

111 Waterbury Road (Rte 69) Prospect, CT 06712



- 1.67 acre industrial zoned parcel with 1,290 s/f ranch style house
- Ideal office conversion or industrial expansion
- Great location, high traffic, minutes to I-84 Rare industrial zoned parcel
- commercial conversion possible

Offered at \$199,000.00

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS 111 Waterbury Road

CITY, STATE Prospect, CT 06712

| CITT, STATE | 1105pect, C1 00712 | | |
|-------------------------|-----------------------|---------------------------|--------------------|
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Avail S/F | 1,292 S/F + garage | Air Conditioning | No |
| Number of floors | 1 | Sprinkler / Type | No |
| Ext. Construction | Wood frame | Type of Heat | Oil |
| House is leased through | | OTHER | |
| | | Zoning | Industrial |
| Ceiling Height | | Total acres | 1.62 |
| Roof | Shingle | State Route / Distance To | Route 8/ 2.5 miles |
| Date Built | 1952 | TAXES | |
| | | Assessment | \$139,380 .00 |
| | | Mill Rate | 29.23 |
| UTILITIES | | Taxes | \$4,074.08 |
| Septic | Yes | | _ |
| Water | Well/ water in street | TERMS | |
| Gas | No | Sale price | \$199,000.00 |
| Electrical | Updated/ 100 amps | | |









