

# FOR SALE

111 Waterbury Road (Rte 69)  
Prospect, CT 06712

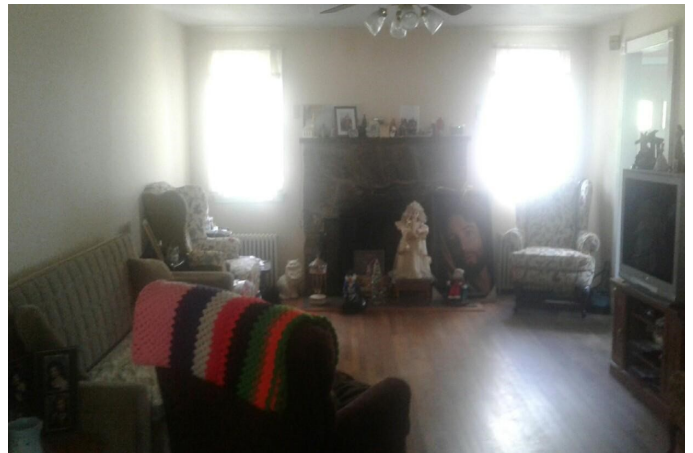
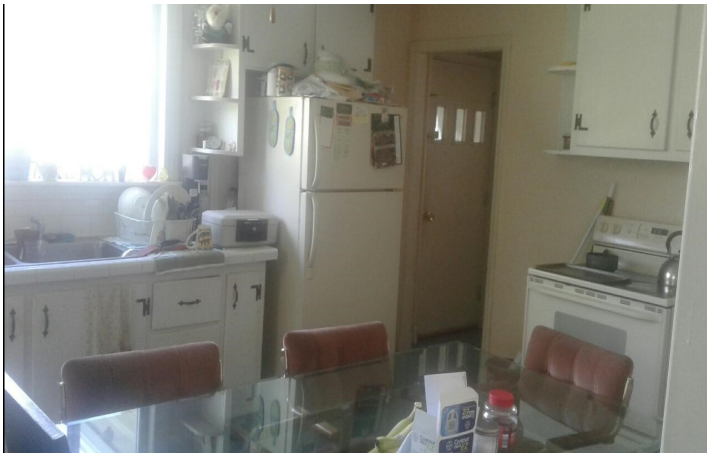


- 1.67 acre industrial zoned parcel with 1,290 s/f ranch style house
- Ideal office conversion or industrial expansion
- Great location, high traffic, minutes to I-84 Rare industrial zoned parcel
- commercial conversion possible

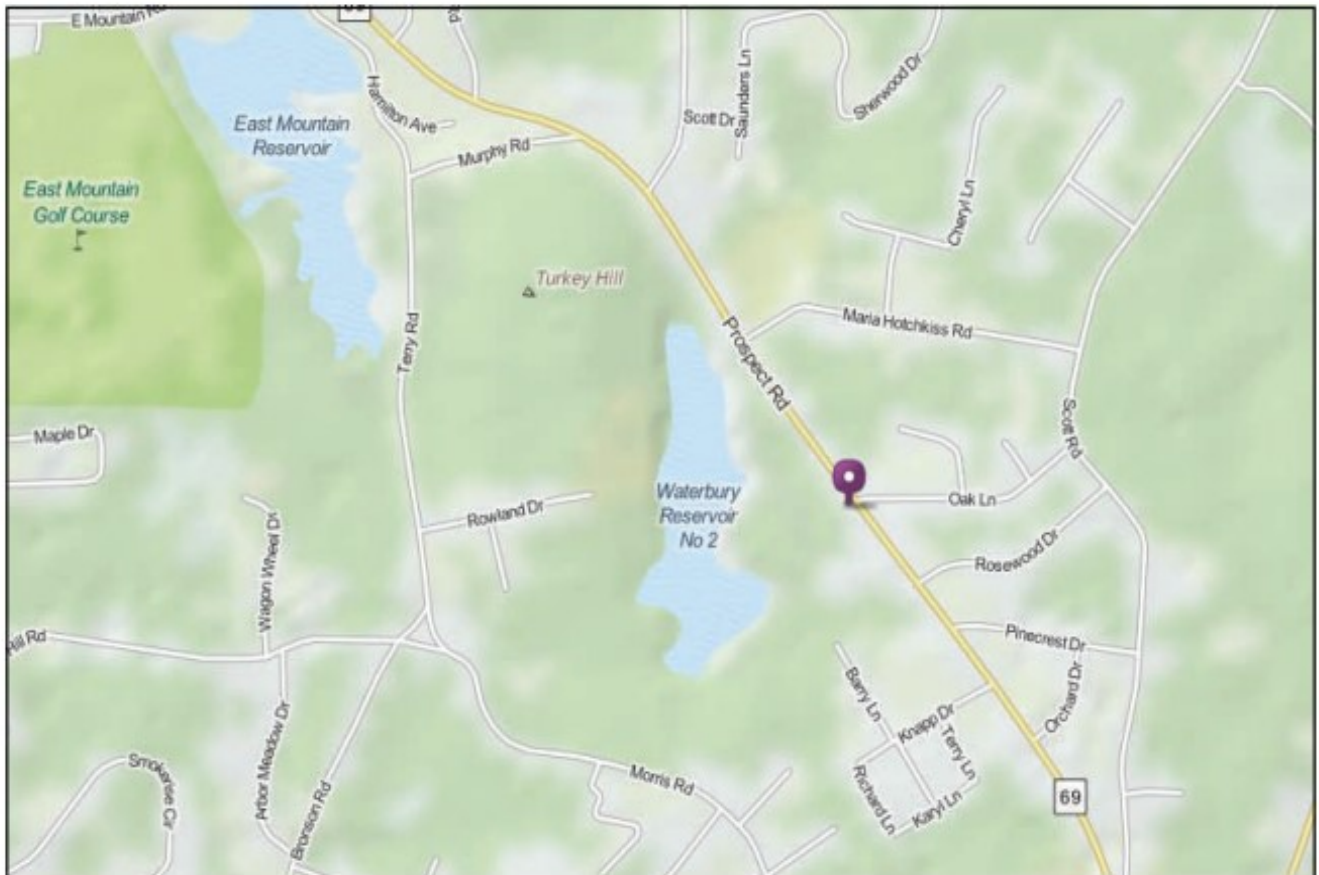
Offered at \$199,000.00

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		111 Waterbury Road	
<b>CITY, STATE</b>		Prospect, CT 06712	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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		<b>OTHER</b>	
		Zoning	Industrial
Ceiling Height		Total acres	1.62
Roof	Shingle	State Route / Distance To...	Route 8/ 2.5 miles
Date Built	1952	<b>TAXES</b>	
		Assessment	\$139,380 .00
		Mill Rate	29.23
		Taxes	\$4,074.08
<b>UTILITIES</b>		<b>TERMS</b>	
Septic	Yes	Sale price	\$199,000.00
Water	Well/ water in street		
Gas	No		
Electrical	Updated/ 100 amps		









Site

MAP OF  
**CRA - MO.**  
 OWNED AND DEVELOPED  
 RICHARD P. CRANE AND HERBE  
 PROSPECT CON.