

FOR SALE

*1503 Thomaston Avenue
Waterbury, CT*



1,300 S/F Building - Owner must sell

1+/- Acre CG Zoned - High traffic location (DOT +/- 11,000 Cars per day)

Diner operation for many years - Sale can include diner equipment

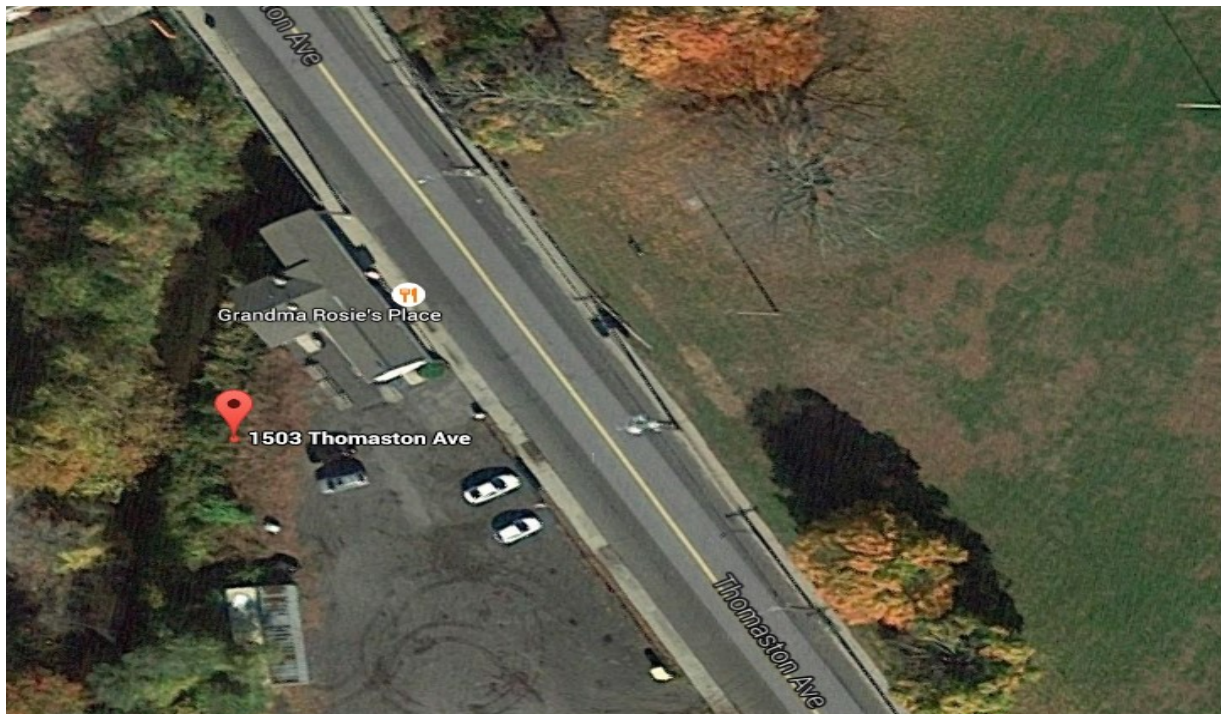
Excellent Potential for new retail center or automotive related operations

Sale asking price: \$199,000.00

(Major price reduction)

PROPERTY DATA FORM

PROPERTY ADDRESS		1503 Thomaston Avenue	
CITY, STATE		Waterbury, CT	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,300	Air Conditioning	Yes
Number of Floors	1	Sprinkler / Type	No
Avail. S/F	1,300	Type of Heat	Hot air
Will Subdivide To...	No	TAXES	
Avail. Docks		Assessment	\$109,170.00
Ext. Construction	Wood	Mill Rate	56.98
Int. Construction		Taxes	\$6,220.51
Ceiling Height		OTHER	
Roof	New/Asphalt	Total Acres	.1+/- acre
Date Built	1950/ Remolded 2006	Zoning	CG
UTILITIES		Parking	On-site
Sewer	Yes	State Route / Distance To...	I-84/ 1.5
Water	Yes		Route 8/ 1 mile
Gas	Yes	TERMS	
Electrical	200 amp	Sale Price	\$199,000.00



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