

# 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**

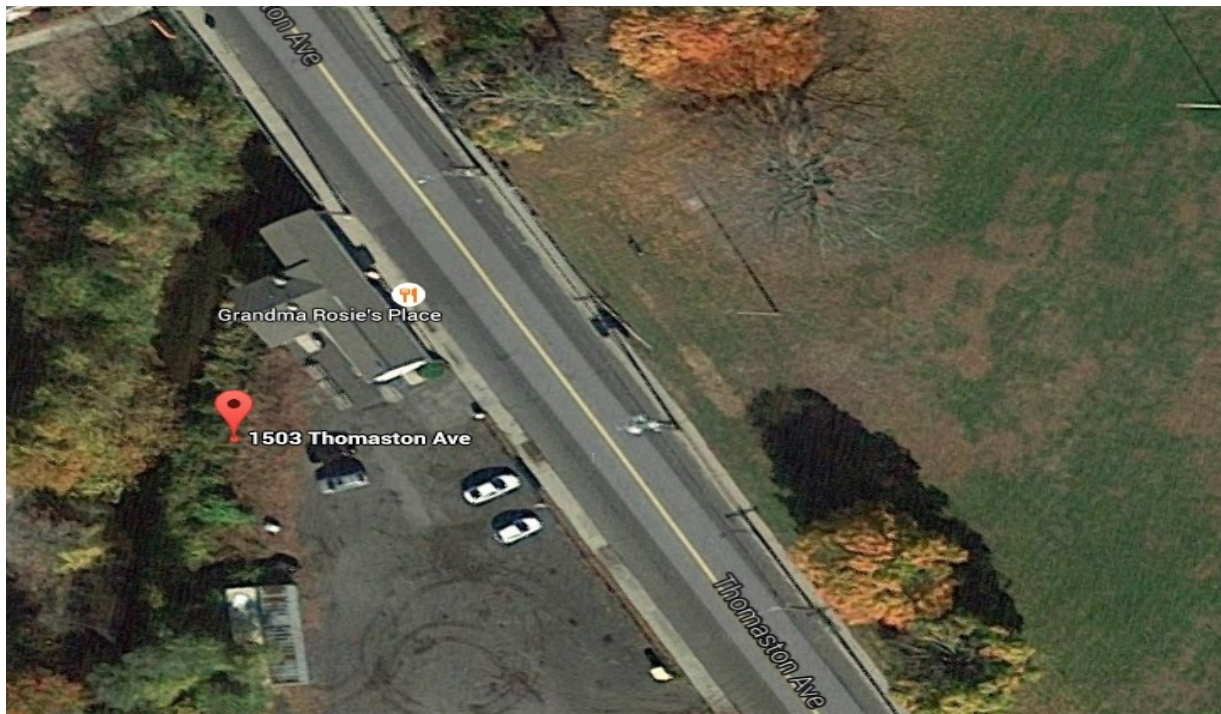
**Excellent Potential for new retail center or automotive related operations**

**Sale asking price: \$199,000.00**

**(Major price reduction)**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1503 Thomaston Avenue	
<b>CITY, STATE</b>		Waterbury, CT	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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	<b>TAXES</b>	
Avail. Docks		Assessment	\$109,170.00
Ext. Construction	Wood	Mill Rate	56.98
Int. Construction		Taxes	\$6,220.51
Ceiling Height		<b>OTHER</b>	
Roof	New/Asphalt	Total Acres	.1+/- acre
Date Built	1950/ Remolded 2006	Zoning	CG
<b>UTILITIES</b>		Parking	On-site
Sewer	Yes	State Route / Distance To...	I-84/ 1.5
Water	Yes		Route 8/ 1 mile
Gas	Yes	<b>TERMS</b>	
Electrical	200 amp	Sale Price	\$199,000.00



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