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2030 Straits Turnpike, Suite 5.

FOR SALE

3082 East Main Street Waterbury, CT



Attention Builders and Developers!

1.87 Acres Retail Zoned Parcel
Located on busy East Main St
Easy I-84 access
Asking Price: \$225,000.00

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 | 3082 East Main Street | |
|------------------|-----------------------|--|
| CITY, STATE | Waterbury, CT | |

| BUILDING INFO | | MECHANICAL EQUIP. | |
|-------------------|------------------------|---------------------------|---------------------|
| Total land | 1.87 | Air Conditioning | |
| | Home sits on .21 acres | Sprinkler / Type | |
| Avail. S/F | House/ 1,588 | Type of Heat | |
| Stories | 2 | TAXES | |
| Avail. Docks | | Assessment | 74,219 House / |
| Ext. Construction | | Mill Rate | 58.2 |
| Int. Construction | | Taxes | 4,319.02/\$3,010.68 |
| Ceiling Height | | OTHER | |
| Roof | | Total Acres | .21/1.66 |
| Date Built | 1932 | Zoning | Res/Comm |
| UTILITIES | | Parking | Ample |
| Sewer | Yes | State Route / Distance To | |
| Water | Yes | | |
| Gas | Yes | TERMS | |
| Electrical | | Sale Price | \$225,000 |