

# FOR SALE/LEASE

462 Wolcott Street  
Waterbury, CT



**2,052 S/F +/- (may divide) Retail / Office Building**

- **Great exposure**
- **Heavily traveled Traffic count (DOT) 19,100 vehicles daily**
- **Ideal for many retail or professional uses**
- **All city utilities and gas 1 mile to I-84**
- **Adjoining single family home property could be available**

**Lease rate:\$12.00 PSF+ utilities**

**Sale asking: \$185,000.00**

