

# FOR SALE

*Corner of Huntingdon Ave and Gear St.  
Waterbury, CT*



**.75 Acres of IG (heavy industrial) zoned parcel of land**  
**Improved contractor/materials yard**  
**Cleared, level and all utilities available**

**Located in Enterprise Zone (possible tax abatements)**  
**Immediate Route 8 highway access**

**Site can accommodate up to 8,000 S/F building**

**Sale Price: \$195,000.00**

