

# FOR SALE

1490 Echo Lake Road  
Watertown, CT 06795



**11.96 Acres**

**IG Zoned**

**Ideal for an Industrial development**

**Easy Route 8 access and visibility**

**Includes 1,304 S/F Raised Ranch Home**

**Possible Tax Abatement**

**Sale price: \$465,000.00**

# PROPERTY DATA FORM

PROPERTY ADDRESS	1490 Echo Road
CITY, STATE	Watertown, CT 06795

## BUILDING INFO

Total S/F	1,304
Number of Floors	2
Avail. S/F	1,304
Will Subdivide To...	
Ext. Construction	Shake
Int. Construction	
Ceiling Height	
Roof	Shingle
Date Built	1962

## UTILITIES

Sewer	Septic
Water	Well (water on Street)
Gas	N/A
Electrical	100 Amps

## MECHANICAL EQUIP.

Air Conditioning	Window units
Sprinkler / Type	N/A
Type of Heat	Oil

## TAXES

Appraised Value	\$258,400.00
Assessment	\$181,000.00
Mill Rate	30.89
Taxes	\$7,040.90

## OTHER

Total Acres	11.96
Zoning	Industrial
Parking	
State Route / Distance To...	Instant RT 8 access

## TERMS

Sale Price	\$465,000.00
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