

FOR SALE

150 Waterbury Road
Prospect, CT



3,540 +/- S/F Retail Shop Building
Includes 35 year old Radiator Repair Business
.72 Acres with 200' of frontage on busy Route 69
Ideal location for Auto Sales / Repair
3 Drive in doors (oversized 12' x 16' rear door)
Additional second floor office space
Ample parking
Sale: \$499,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		150 Waterbury Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,540	Air Conditioning	Wall units
Number of floors	1	Sprinkler / Type	No
Avail S/F	3,540	Type of Heat	Electric/ propane
Ceiling Height	15'	OTHER	
Ext. Construction	Block	Acres	.72
Roof	Gable/ Flat	Zoning	B
Drive in doors	3	Parking	Ample
Date Built	1982	State Route / Distance To...	3 miles to I-84
UTILITIES		TAXES	
Sewer	Septic	Assessment	\$195,520.00
Water	Well	Mill Rate	31.25
Propane		Taxes	\$6,110.00
Electrical	2 x 200 Amps /3 phase	TERMS	
		Sale	\$499,000.00
		Includes business & Equip.	



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.





