



CONTACT: ED GODIN or
Mike Grieder

E-mail: Egodinpb@gmail.com

mgrieder.gpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 101

FOR SALE/LEASE

454 Wolcott Street & 462 Wolcott Street
Waterbury, CT



454 Wolcott St

4,589 S/F +/- (inc Basement) retail /office building

462 Wolcott St

2,300 S/F +/- retail/ office building

Great high traffic location 1 mile to I-84

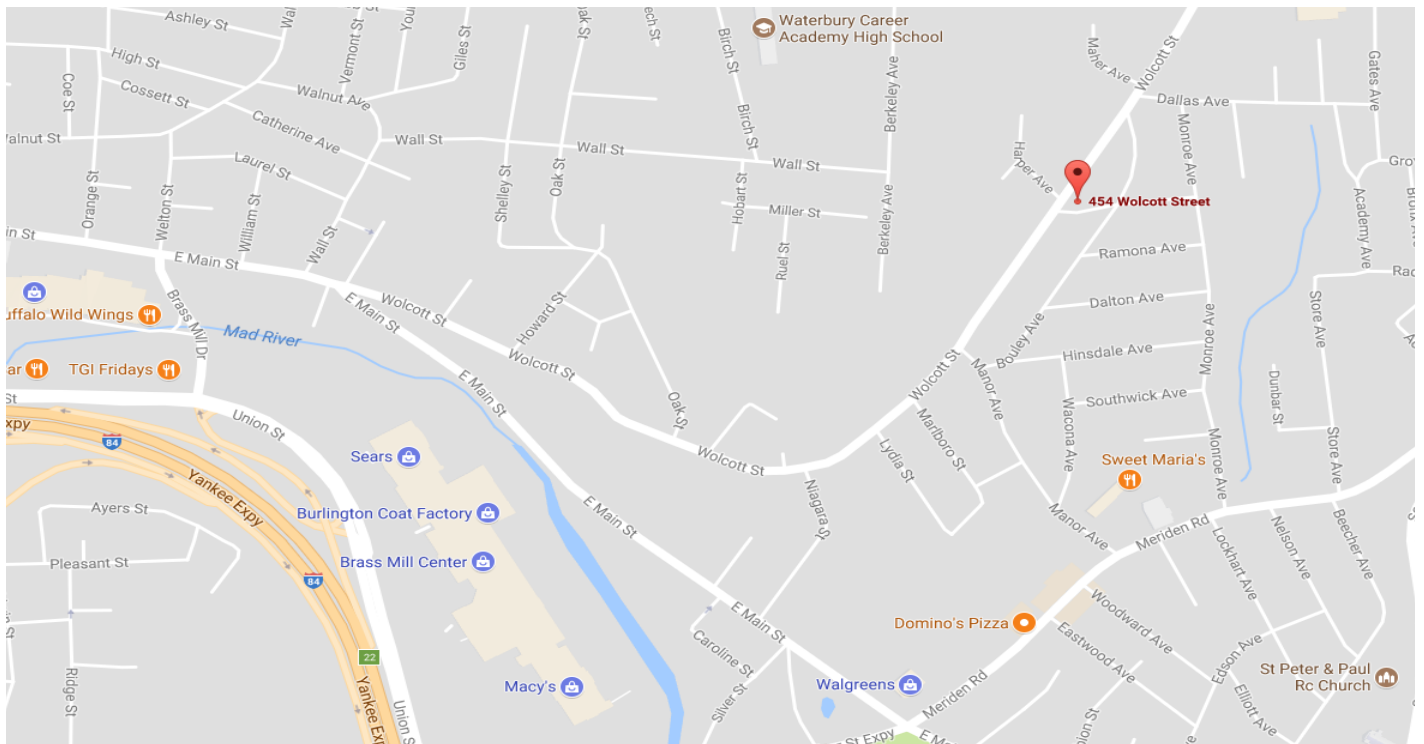
Building signage available

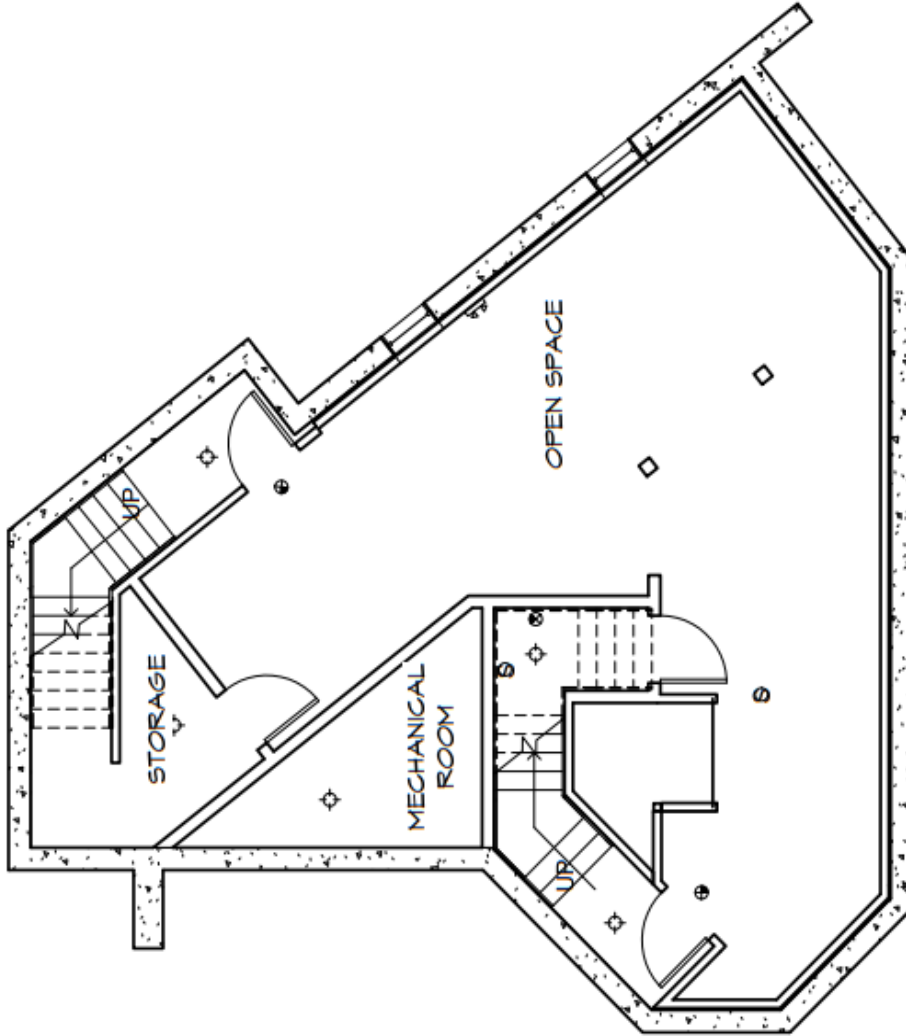
Ideal for wide variety of uses looking for high visibility

Adjoining single family home property could be available

Lease rate:\$9.75 PSF+ utilities

Sale asking: \$425,000.00



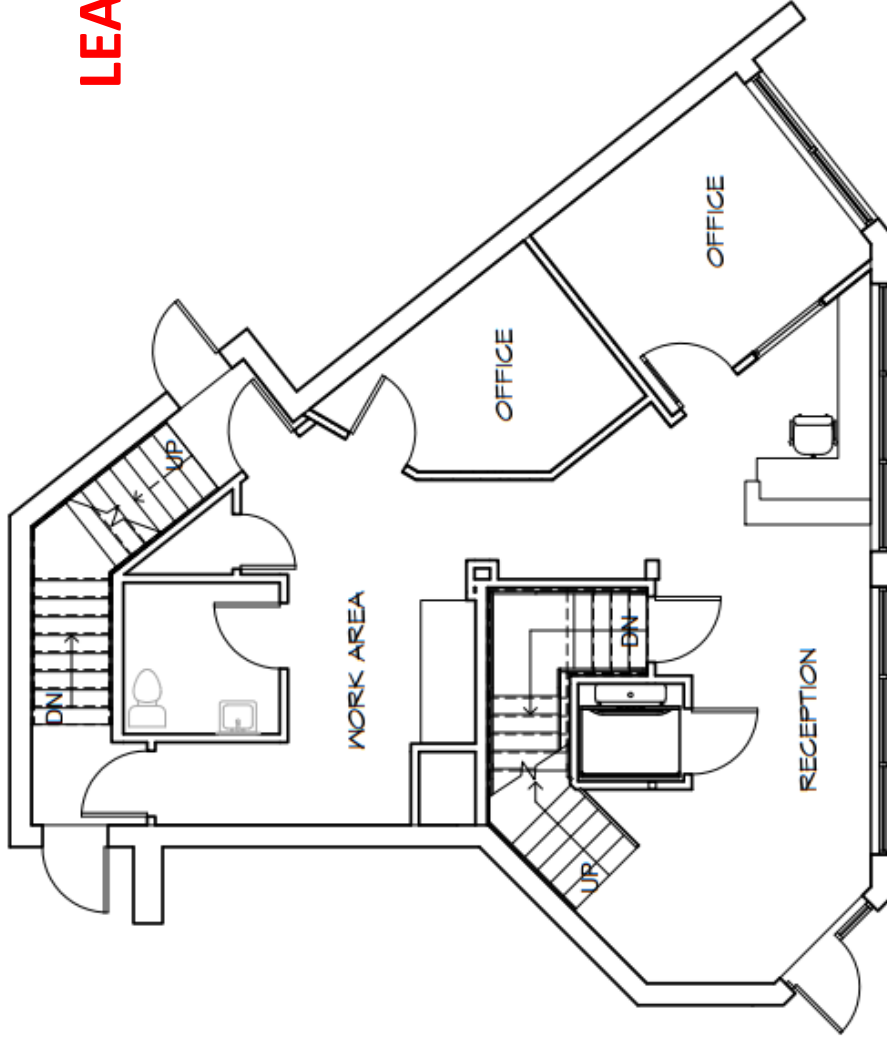


1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

APPROXIMATELY 900 SQUARE FEET

OFFICE BUILDING 454 Wolcott Rd. Waterbury, CT	
BASMENT PLAN	
Project number	October 2, 2013
Date	
Drawn by	
A.0	
Scale	1/8" = 1'-0"

LEASED

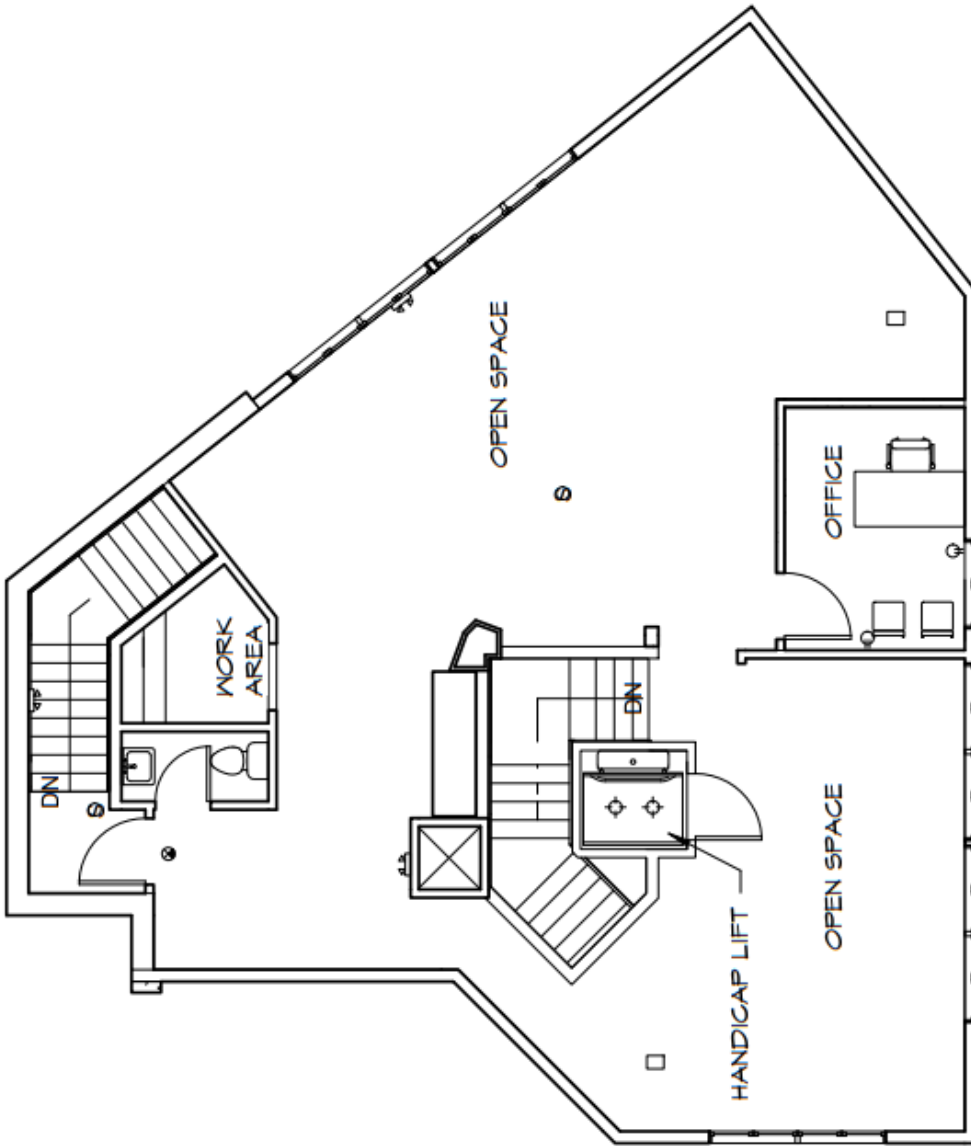


① FIRST FLOOR PLAN
1/8" = 1'-0"

APPROXIMATELY 1,500 SQUARE FEET

OFFICE BUILDING 454 Wolcott Rd. Waterbury, CT
FIRST FLOOR PLAN
Project number
Date October 2, 2013
Drawn by
A.1
Scale 1/8" = 1'-0"

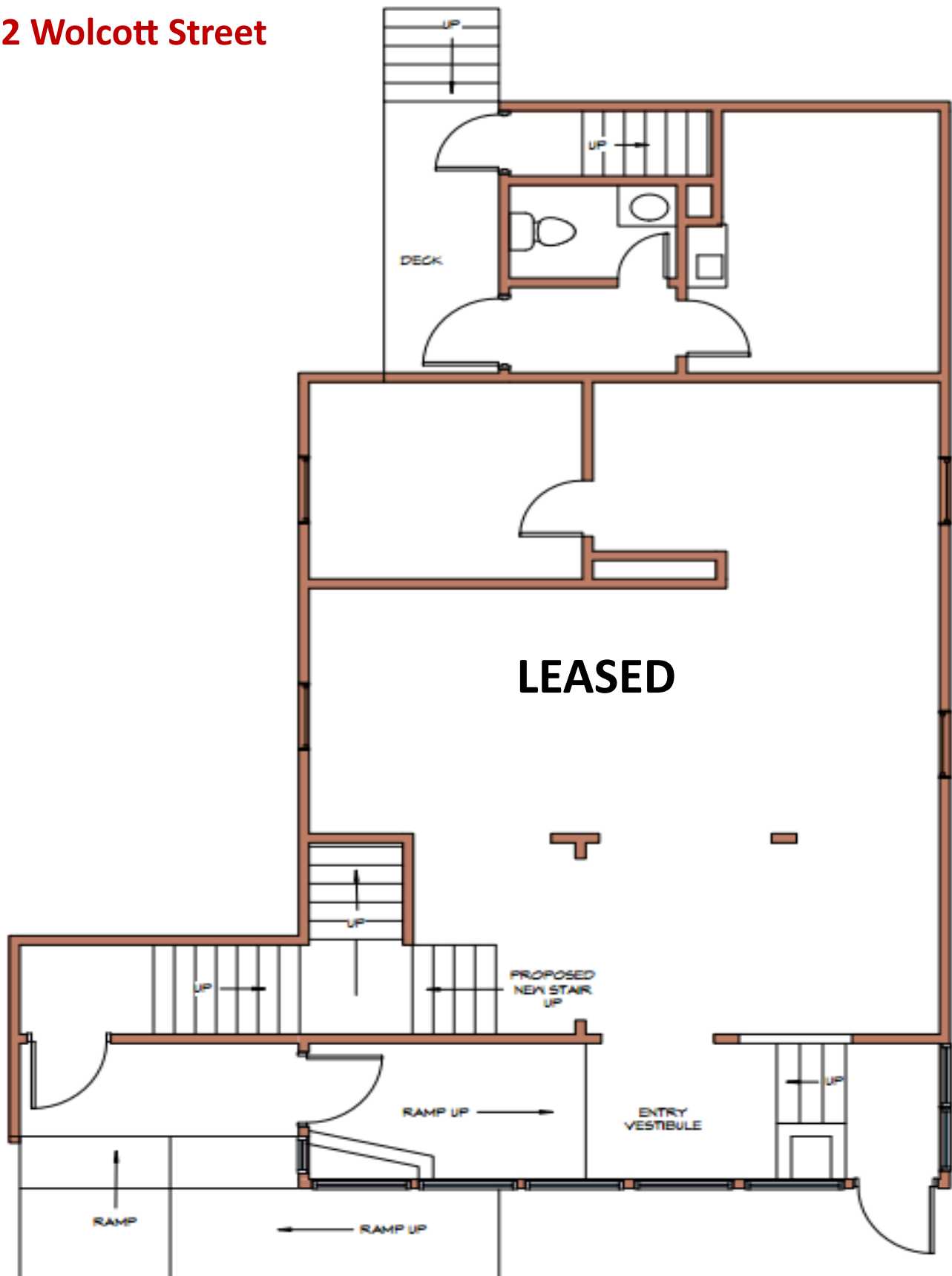
OFFICE BUILDING 454 Wolcott Rd. Waterbury, CT
SECOND FLOOR PLAN
Project number
Date October 2, 2013
Drawn by
A.2
Scale 1/8" = 1'-0"



① SECOND FLOOR PLAN
1/8" = 1'-0"

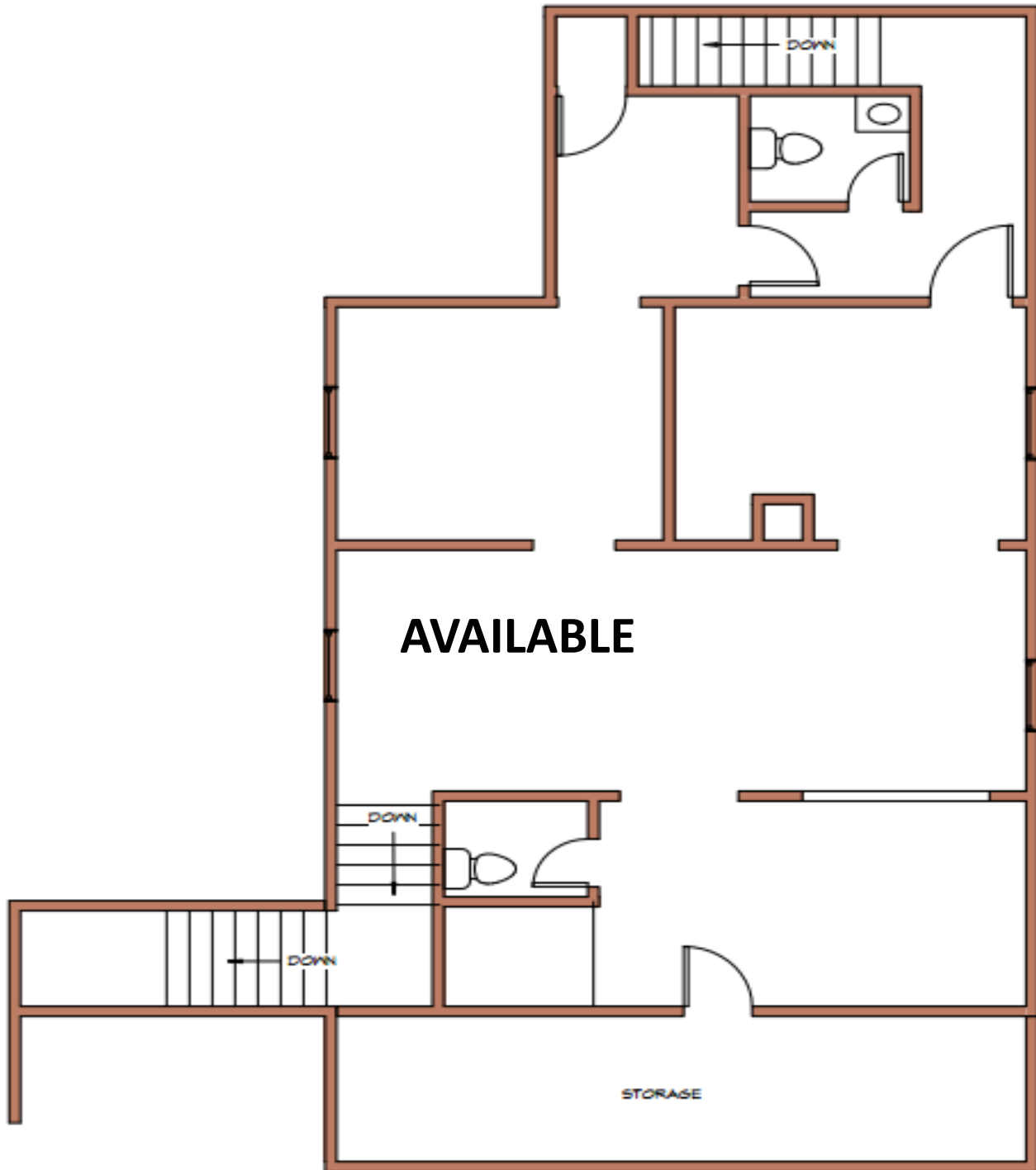
APPROXIMATELY 1,500 SQUARE FEET

462 Wolcott Street



ROSA REALTY ENTERPRISES, LLC
462 WOLCOTT ST.
MAIN LEVEL
1,150 TOTAL SQUARE FEET

462 Wolcott Street



ROSA REALTY ENTERPRISES, LLC
462 WOLCOTT ST.
SECOND FLOOR
1,150 TOTAL SQUARE FEET