

# FOR SALE

101 Waterbury Road  
Prospect, CT



**High Traffic Location with 259 S/F of Frontage  
Includes Home, Retail Shop Space and  
1,800 S/F Cold Storage Building  
Business can be Purchased as Well  
Work and Live or Work and Rent**

**Sale asking \$525,000.00**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 101 Waterbury Road

**CITY, STATE** Prospect, CT 06712

## BUILDING INFO

Total S/F 3 Buildings  
House/Shop/Cold Storage  
1478/2200/1800

Number of floors 2/ 1 / 1

Ext. Construction

Total/avail docks

Total/ avail drive -in 0 / 2 / 1

Ceiling Height

Roof Asphalt

Date Built 1936/ 1994/ 2011

## UTILITIES

Sewer Septic

Water City

Gas Yankee Gas

Electrical

## MECHANICAL EQUIP.

Air Conditioning Yes

Sprinkler / Type

Type of Heat Forced hot air & wood furnace

## OTHER

Acres 1.75

Zoning Retail / B

Parking Ample

State Route / Distance To...

## TAXES

Assessment \$219,930.00

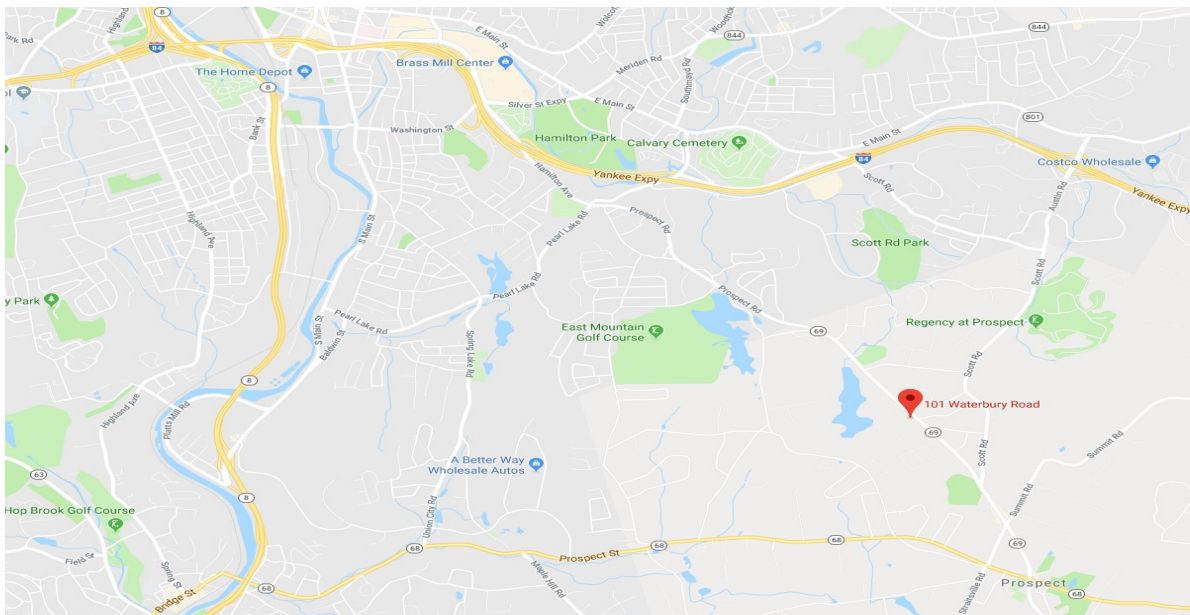
Appraisal \$314,189.00

Mill Rate 31.25

Taxes \$6872.81

## TERMS

Sale \$525,000.00



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