

FOR SALE

**1582 Straits Turnpike
Middlebury, CT**



Development Site

Two Parcels Equaling 1.28 +/- Acres

Commercial Zoned Middlebury 1 Acre

Additional .28 Acres - Lakeside Blvd Waterbury

Sale price: \$459,000.00

Can Be Combined With Neighboring Properties:

1556 Straits Turnpike .56 acres \$450,000.00 (Corner Lot)

1570 Straits Turnpike .99 acres \$459,000.00

Listed By Matthews Commercial Properties

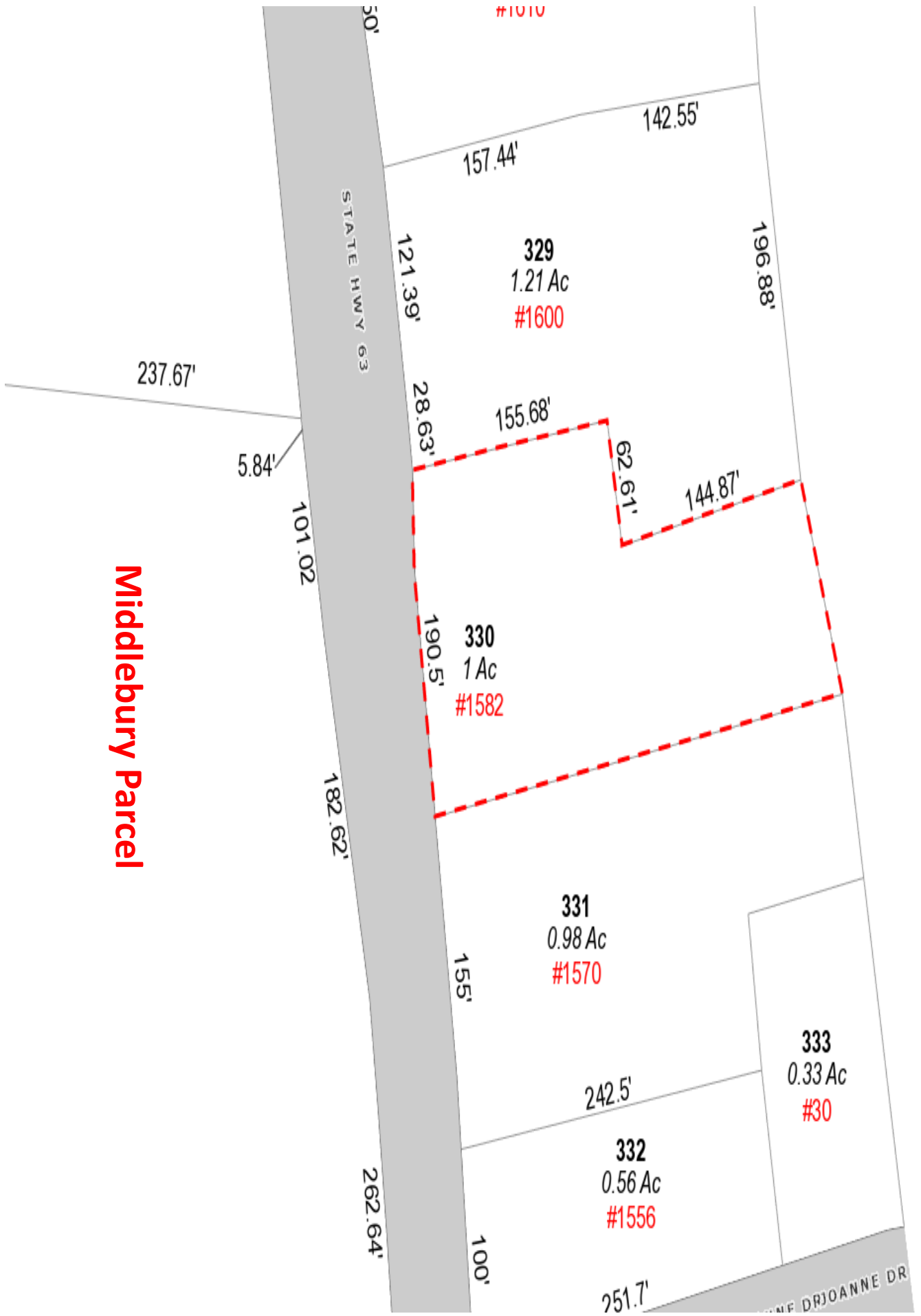
PROPERTY DATA FORM

PROPERTY ADDRESS		1582 Straits Turnpike & Rear .28 Acres Wtby land	
CITY, STATE		Middlebury, CT	
BUILDING INFO		MECHANICAL EQUIP.	1582 Straits Trn Lakeside
Total S/F	2,559	Air Conditioning	Window units
Number of floors	2	Sprinkler / Type	
Avail S/F	2,559	Type of Heat	Pellet Stove & Gas F/P
		OTHER	
		Acres	1.28 combined
Ext. Construction		Zoning	R40 - CA
Ceiling Height		Parking	Ample
Roof	2012	State Route / Distance To...	
Date Built	1850	TAXES	
		Assessment	\$174,000.00 \$2,660.00
		Appraisal	\$248,500.00 \$3,800.00
		Mill Rate	32.51 60.21
		Taxes	\$5,657 \$1,601.59
UTILITIES		TERMS	
Sewer	City	Sale	\$459,000.00
Water	Well		
Gas	Yankee Gas		
Electrical	2 x 100 Amps		

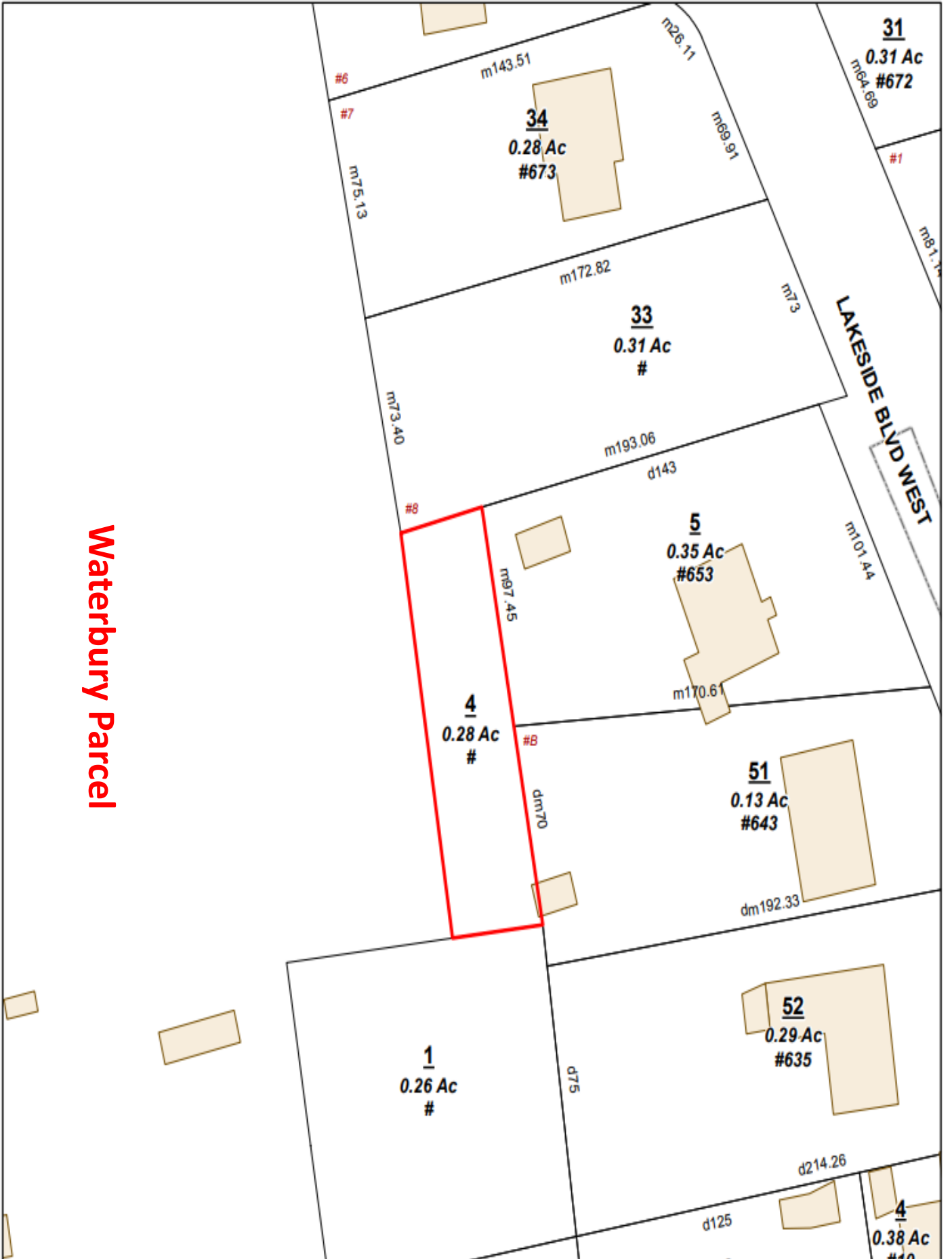


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Middlebury Parcel



Waterbury Parcel



Town of Middlebury, Connecticut - Assessment Parcel Map

Parcel: 4-08-332

Address: 1556 STRAITS TPKE

