

FOR SALE

150 Waterbury Road
Prospect, CT



4,440 +/- 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 900 +/- S/F Second Floor Office Space
Ample Parking
Sale: \$449,000.00

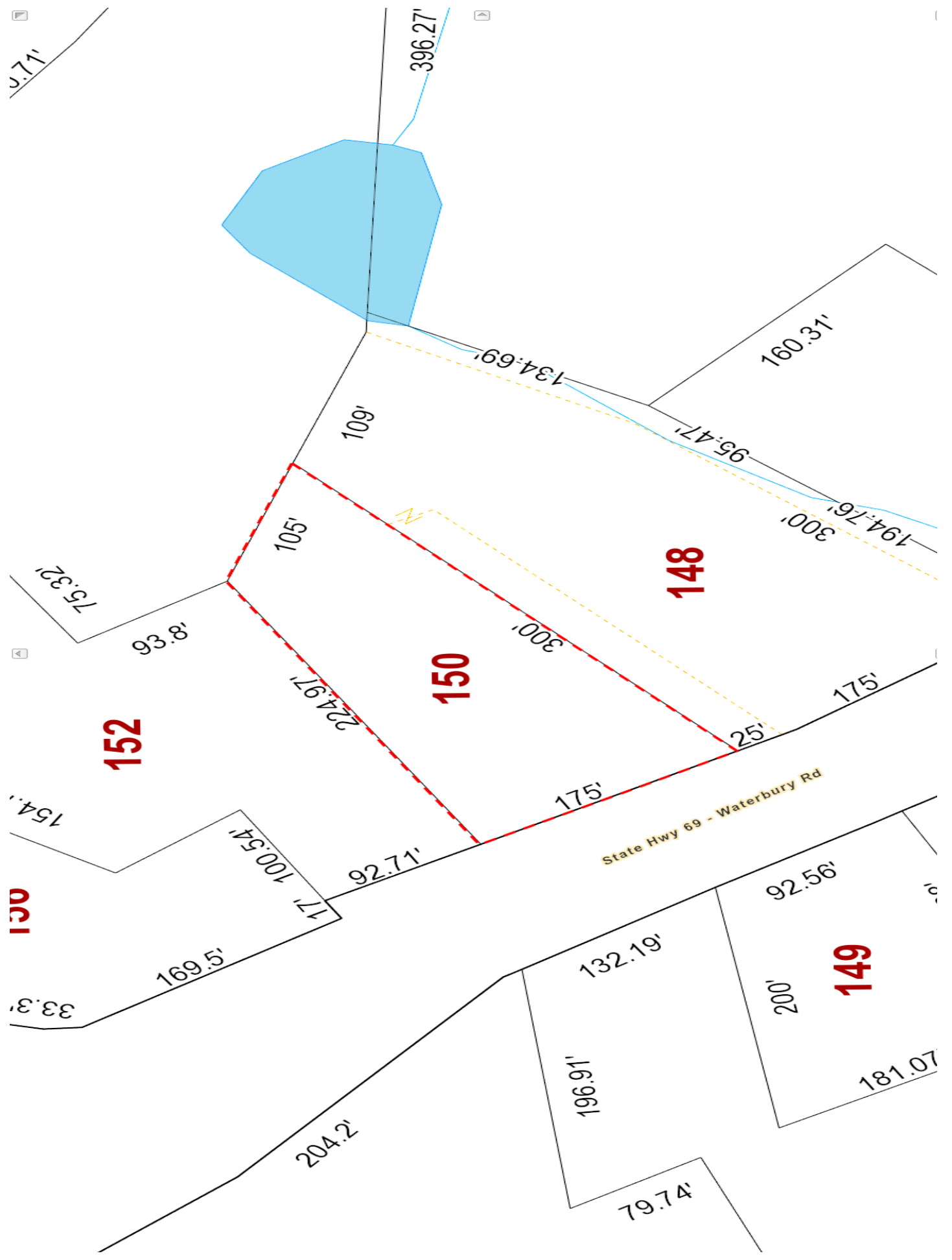
PROPERTY DATA FORM

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	\$449,000.00
		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.





117.71'

396.27'

160.31'

134.69'

109'

148

95.47'
300'
194.76'

75.32'

83.8'

105'

150

300'

175'

152

224.97'

25'

154.1'

State Hwy 69 - Waterbury Rd

100.54'

175'

151

117.66'

92.56'

169.5'

132.19'

149

200'

33.3'

204.2'

196.91'

181.07'

79.74'

