

# 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: \$449,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		150 Waterbury Road	
<b>CITY, STATE</b>		Prospect, CT 06712	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
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'	<b>OTHER</b>	
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
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	Septic	Assessment	\$195,520.00
Water	Well	Mill Rate	31.25
Propane		Taxes	\$6,110.00
Electrical	2 x 200 Amps /3 phase	<b>TERMS</b>	
		Sale	\$449,000.00
		Includes business & Equip.	



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