

## CONTACT: MARY BUCKLEY

E-mail: mbuckley.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

## FOR SALE



511 & 519 Lakewood Road Waterbury, CT 06704 Total 1.50 +/- Acres 2 Commercial Properties Total 5,60 S/F Adjoining as a Package Deal #511 - .81 Acres, 3,132 S/F #519 - .70 Acres, 2,728 S/F Offered at: \$630,000.00



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.

PROPERTY DATA FORM						
PROPERTY ADDRESS		511 Lakewood Road				
CITY, STATE		Waterbury,	CT 06704			
BUILDING INFO			MECHANICAL EQUIP.			
Total S/F	3,132 +/-		Air Conditioning	C/A		
Number of floors	1		Sprinkler / Type	Yes		
Avail S/F	3,132 +/-		Type of Heat	W/Air		
Ext. Construction	Brick /Blo	ock	OTHER			
Ceiling Height			Acres	.81		
Roof	Asphalt		Zoning	CA- Retail		
Date Built	1970		Parking	Ample		
			State Route / Distance To	RTE 8 / RTE 64		
			TAXES			
			Assessment	\$281,180.00		
UTILITIES			Appraisal	\$401,679,00		
Sewer	City		Mill Rate	60.21		
Water	City		Taxes	\$16,929.85		
Gas	EverSour	ce	TERMS			
Electrical			511 & 519 Lakewood Rd.	-		



CONTACT: MARY BUCKLEY E-mail: mbuckley.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

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.

PROPERTY DATA FORM						
PROPERTY ADDRES	519 La	519 Lakewood Road				
CITY, STATE	Waterl	Waterbury, CT 06704				
BUILDING INFO		MECHANICAL EQUIP.				
Total S/F Number of floors	2,728 +/- 1	Air Conditioning Sprinkler / Type	Yes Central Air			
Avail S/F Ext. Construction	2,728 +/-	Type of Heat OTHER	Gas/ HVAC 7 Years Old			
Ceiling Height	15'	Acres	.70			
Roof	Newer/ Rubber	Zoning	CA			
Date Built	1972	Parking	40-50 spots			
		State Route / Distance To	RTE 8 / RTE 64			
		TAXES				
		Assessment	\$289,430.00			
UTILITIES		Appraisal	\$413,478.00			
Sewer	City	Mill Rate	60.21			
Water	City	Taxes	\$17,426.58			
Gas	EverSource	TERMS				
Electrical	400 Amps	511 & 519 Lakewood Rd.				
		Sale	\$630,000.00			

