

FOR SALE



**511 Lakewood Road
Waterbury, CT 06704**

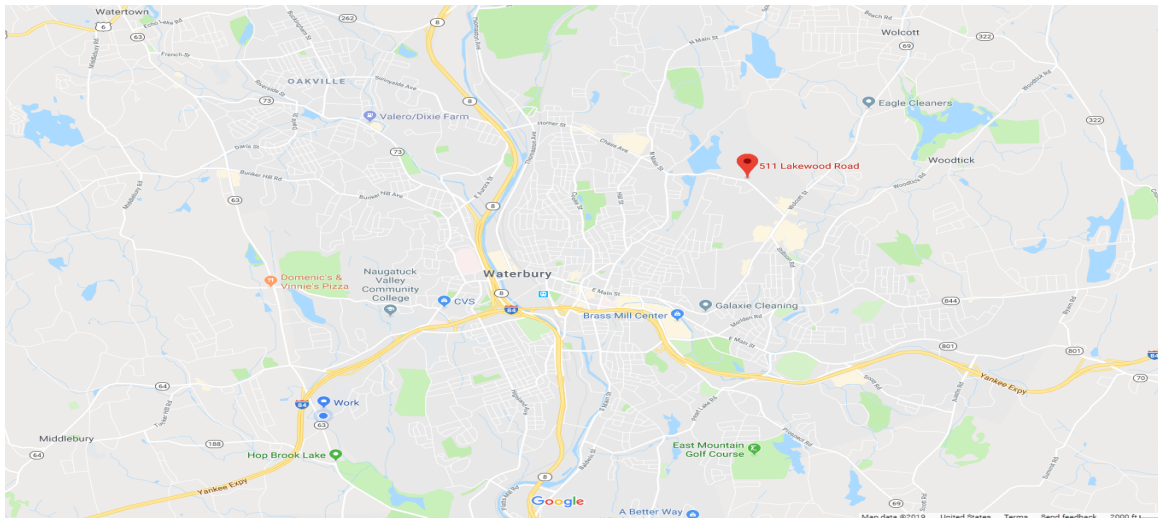
**3,132 +/- Retail Building
Visible Location on busy Lakewood Rd
16,766 Daily Per CT DOT 2017
Ideal for Restaurant, Office or Medical User
Large Parking Lot
Offered at: \$350,000.00**





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 /Block	OTHER	
Ceiling Height		Acres	.81
Roof	Asphalt	Zoning	CA- Retail
Date Built	1970	Parking	Ample
		State Route / Distance To...	RTE 8 / RTE 64
UTILITIES		TAXES	
Sewer	City	Assessment	\$281,180.00
Water	City	Appraisal	\$401,679.00
Gas	EverSource	Mill Rate	60.21
Electrical		Taxes	\$16,929.85
		TERMS	
		Sale	\$350,000.00



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