

**CONTACT: MARY BUCKLEY**

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Phone: 203-577-2277 Fax: 203-577-2100

**FOR SALE**



***519 Lakewood Road  
Waterbury, CT 06704***

**2,728 +/- S/F Retail/ Shop Space  
Great Visibility on Busy Lakewood Road  
Large Open Space with 2 Drive-in Doors  
Pervious Auto Dealer but Ideal For all Retail Uses  
.70 Acres CA Commercial Zoned with Ample Parking**

**Offered at: \$300,000.00**



# PROPERTY DATA FORM

|                         |               |                              |                       |
|-------------------------|---------------|------------------------------|-----------------------|
| <b>PROPERTY ADDRESS</b> |               | 519 Lakewood Road            |                       |
| <b>CITY, STATE</b>      |               | Waterbury, CT 06704          |                       |
| <b>BUILDING INFO</b>    |               | <b>MECHANICAL EQUIP.</b>     |                       |
| Total S/F               | 2,728 +/-     | Air Conditioning             | Yes Central Air       |
| Number of floors        | 1             | Sprinkler / Type             |                       |
| Avail S/F               | 2,728 +/-     | Type of Heat                 | Gas/ HVAC 7 Years Old |
| Ext. Construction       |               | <b>OTHER</b>                 |                       |
| Ceiling Height          | 10'           | Acres                        | .70                   |
| Roof                    | Newer/ Rubber | Zoning                       | CA                    |
| Date Built              | 1972          | Parking                      | 40-50 spots           |
|                         |               | State Route / Distance To... | RTE 8 / RTE 64        |
| <b>UTILITIES</b>        |               | <b>TAXES</b>                 |                       |
| Sewer                   | City          | Assessment                   | \$289,430.00          |
| Water                   | City          | Appraisal                    | \$413,478.00          |
| Gas                     | EverSource    | Mill Rate                    | 60.21                 |
| Electrical              | 400 Amps      | Taxes                        | \$17,426.58           |
|                         |               | <b>TERMS</b>                 |                       |
|                         |               | Sale                         | \$300,000.00          |



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