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FOR SALE / LEASE



**486 Lakewood Road
Waterbury, CT 06704**

**10,000 S/F Retail/ Industrial Space
Highly Traveled Road
18,000 Daily Per CT DOT
Great Exposure
Ideal for Many Uses
Ample Parking
Offered at: \$549,000.00
Lease Rate: \$6.00 NNN**



Two 10' drive in doors

Heavy Power

Oil heat

10' ceiling heights

27 parking spaces



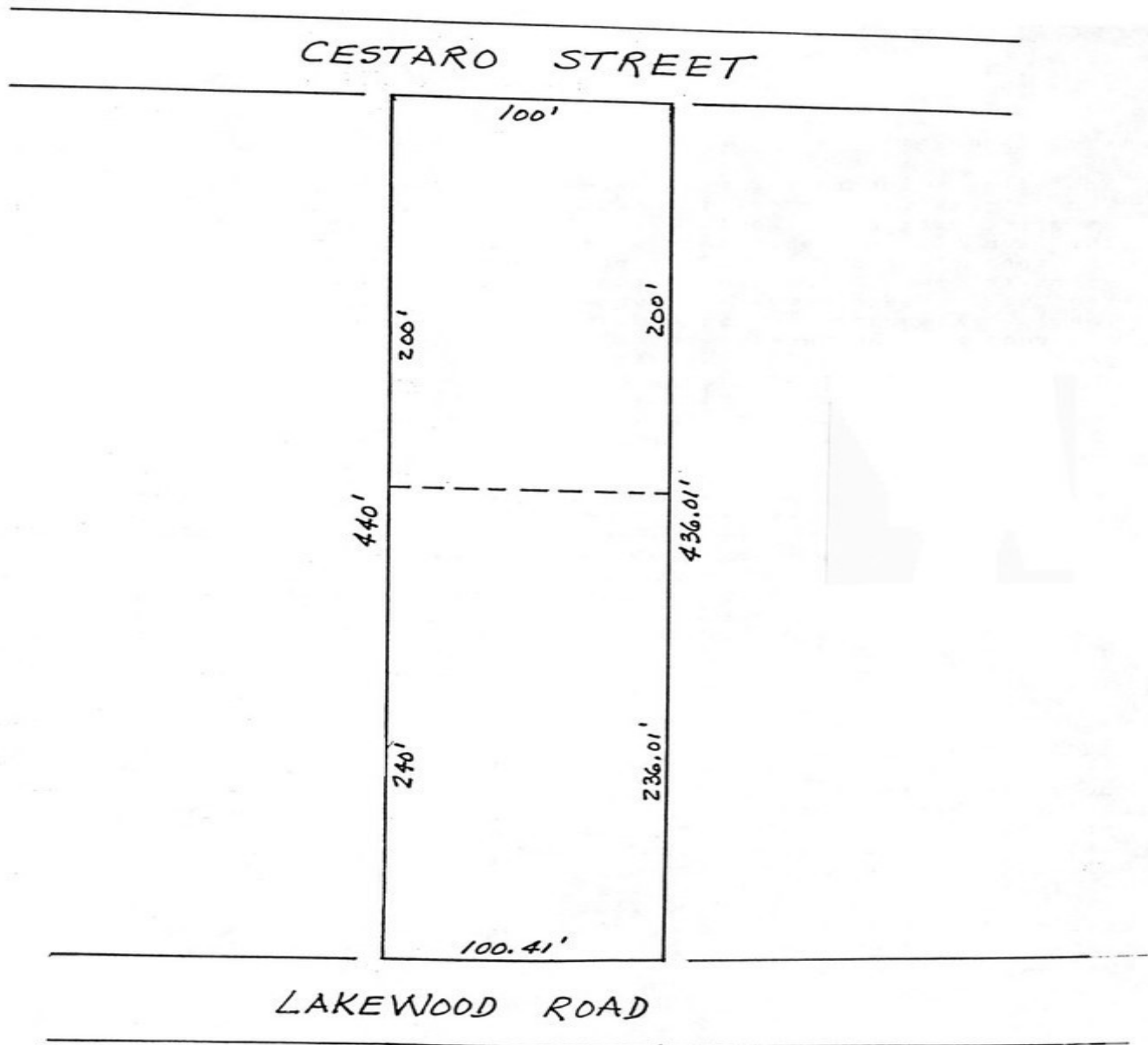
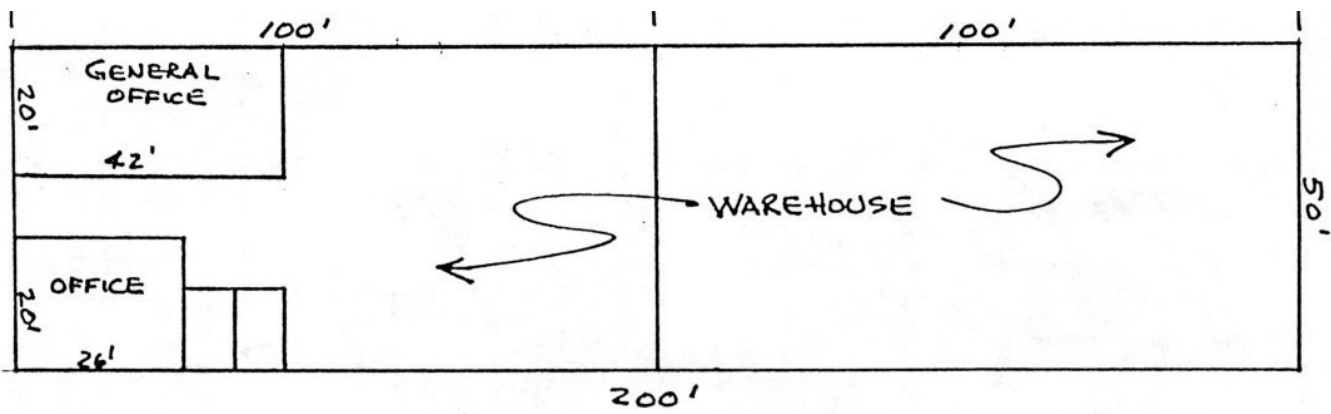
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PROPERTY DATA FORM

PROPERTY ADDRESS 486 Lakewood Road

CITY, STATE Waterbury, CT 06704

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	10,000	Air Conditioning	Office
Number of floors	1	Sprinkler / Type	No
Avail S/F	10,000	Type of Heat	Oil
Office S/F	+/- 1,000	OTHER	
Owners may consider dividing		Acres	1
Ext. Construction	Masonry	Zoning	RL
Ceiling Height	10'	Parking	27
Roof	Rubber	State Route / Distance To...	Route 8/ 3 miles
Date Built	1950	TAXES	

UTILITIES

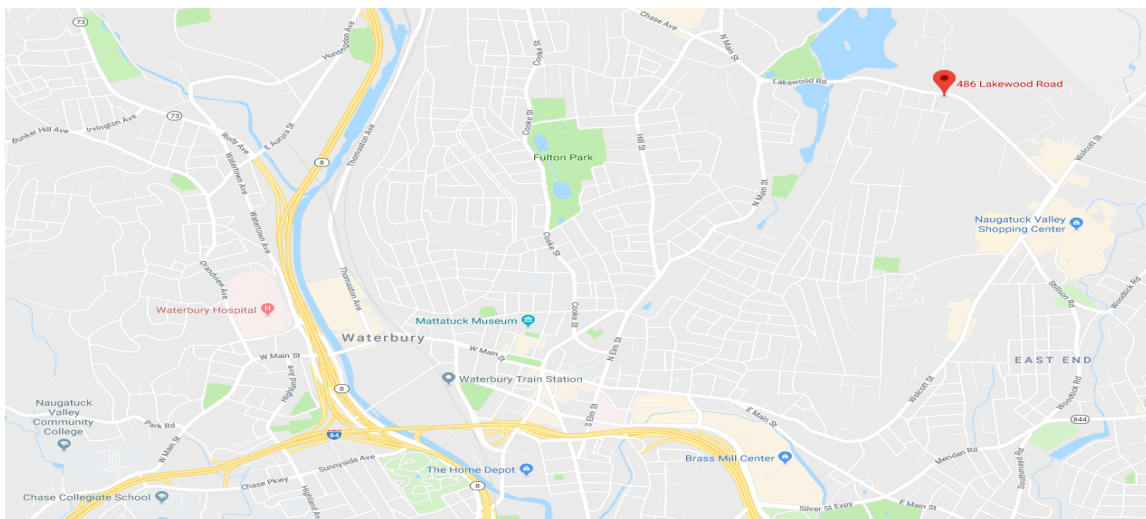
Sewer	City
Water	City
Gas	
Electrical	400 amp 440V 3ph

TAXES

Assessment	\$297,260 .00
Appraisal	\$424,650.00
Mill Rate	60.21
Taxes	\$18,459.85

TERMS

Sale	\$549,000.00
Lease rate	\$6.00 NNN



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