

FOR SALE

172 & 146 Frost Bridge Road
Watertown, CT 06795



+/- 15 Acres of Land with Houses and Structures

- **Currently Zoned Industrial (IR-80)**
- **Many Possibilities with Change to Commercial Zoning**
- **High traffic (14,000 cars per day per DOT) on Route 262 and (43,000 cars per day per DOT) on Route 8**
- **Route 8 Frontage**
- **Additional 5 Acres rear Residential (R-30) portion can be available**

Offered at \$1,400,000.00



74

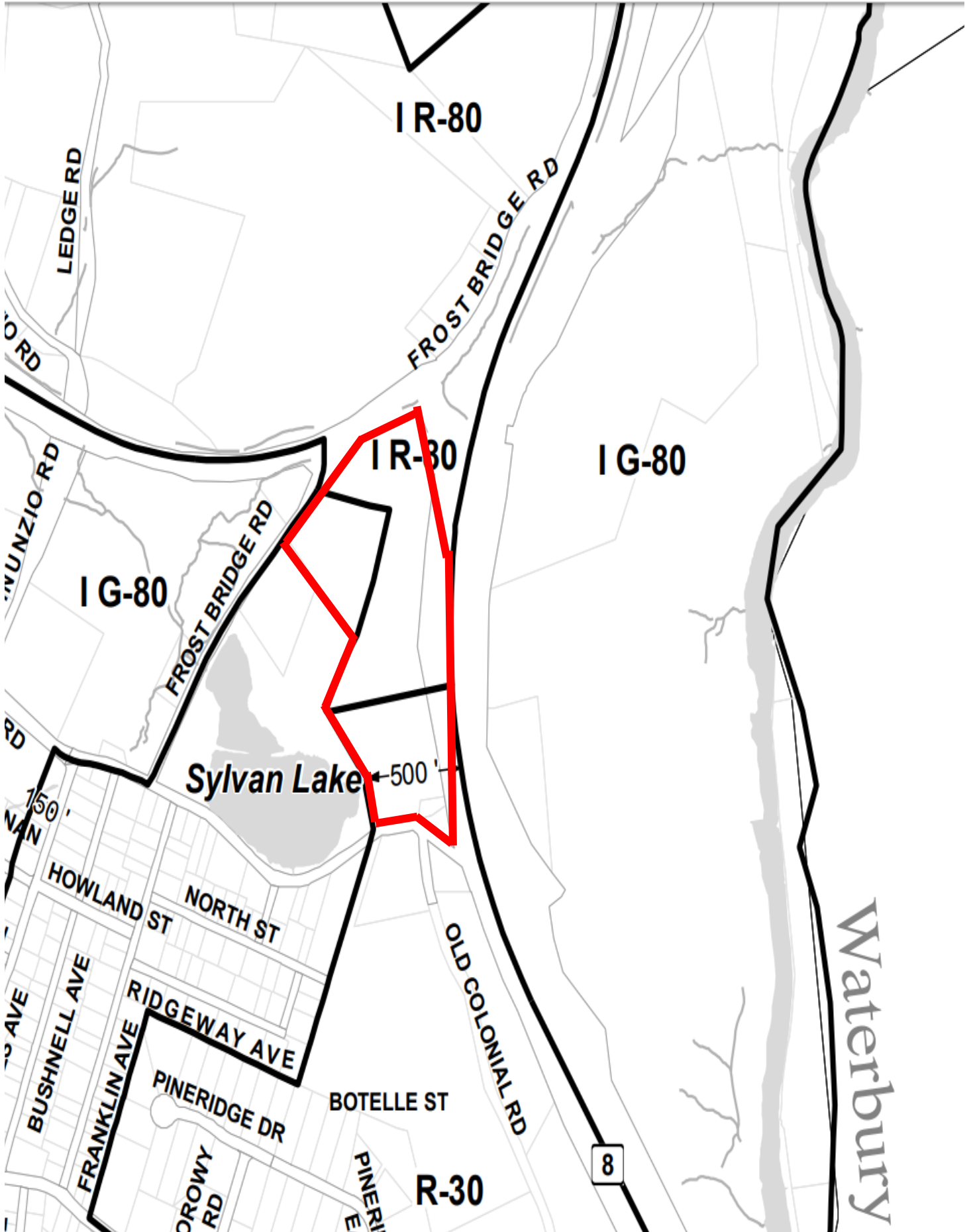
357

282

370

424

510 525 650



IR-80

IG-80

IR-30

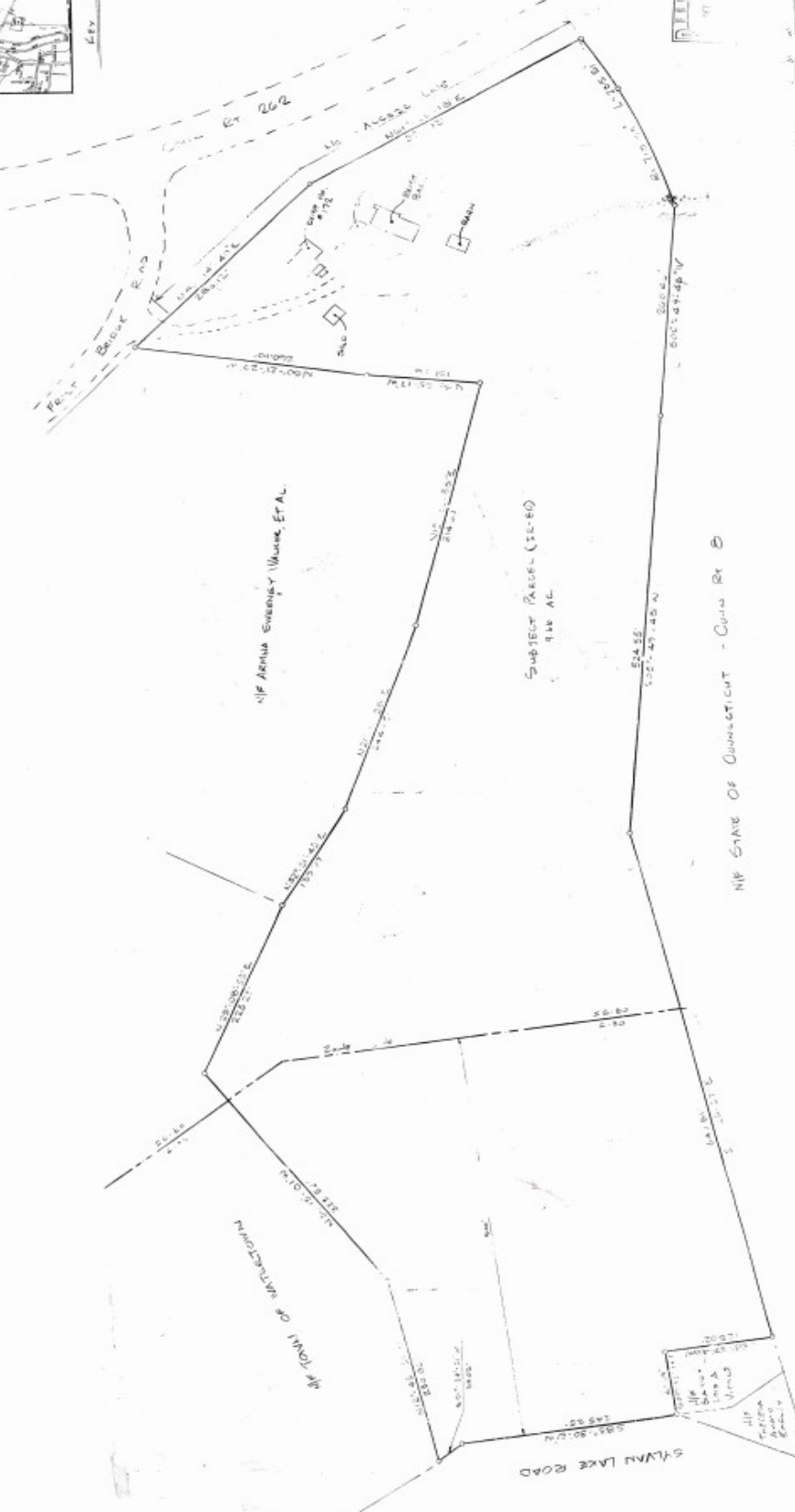
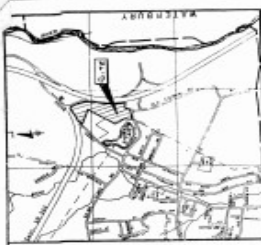
IG-80

Sylvan Lake ← 500'

R-30

Waterbury

8



SCALE

THIS MAP IS SUBMITTED AS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AS SET FORTH IN THE PROFESSIONAL REGULATION ACT AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF CONNECTICUT, AS AMENDED TO DATE SEPTEMBER 13, 1984.

DATE: 10/1/80
 SURVEYOR: [Signature]
 REGISTRATION NO.: 17122

NOTE: THIS MAP IS A ZONE CHANGE MAP FOR 18-80 TO 18-80 FROM BRIDGE ROAD & SYLVAN LAKE ROAD WATERBURY, CONNECTICUT PREPARED FOR ANGELO ALBERTI

NOT VALID UNLESS APPROVED BY THE LOCAL AUTHORITY.
 MEYERS ASSOCIATES, P.C.
 ENGINEERS - SURVEYORS & PLANNERS
 1002 S. MAIN STREET, WATERBURY, CT 06702

NOTES:
 1) PRESENT ZONE IS 18-80 AND 18-80
 2) TOTAL AREA - 14.66 AC.

NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

MIF STATE OF CONNECTICUT - CURVE RY B

REV. 10/1/80

