

FOR SALE



2019 & 2067
South Main Street
Waterbury, CT 06706

Two Retail / Shop Buildings For Sale
Ideal for Auto Related - Previous Tire Shop
8,060 S/F Retail Shop/ 2 Drive in Doors
4,143 S/F Retail Shop / 4 Drive in Doors
Big Open Parking Lot
Easy Highway Access
Asking \$549,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	2019 & 2067 South Main Street
CITY, STATE	Waterbury, CT 06706

BUILDING INFO	2019	2067	MECHANICAL	2019	2067
Total S/F	4,143	8,060	Air Conditioning	Office	Office
Number of floors	1	1	Sprinkler / Type	No	No
Avail S/F	4,143	8,060	Type of Heat	Gas F/A	Gas F/A
Will subdivide to	OTHER				
Office Space	500	500	Acres	.25	1 acre
Total avail/ drive	4	2	Zoning	CG	CG
Ext. Construction	Brick	Brick	Parking	Ample	Ample
Ceiling Height	16'	12'	State Route / Distance To...		
Roof	Tar	Tar	TAXES		
Date Built	1958	1928	Assessment	\$113,490.00	\$153,120.00
UTILITIES			Appraisal	\$167,127.00	\$218,736.00
Sewer	City	City	Mill Rate	60.21	60.21
Water	City	City	Taxes	\$7,048.00	\$9,508.00
Gas	EverSource	EverSource	TERMS		
Electrical	200 Amp	200 Amp	Sale		\$549,000.00



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