

FOR SALE

**1672 Straits Turnpike
Middlebury, CT**

**Park Road
Waterbury, CT**

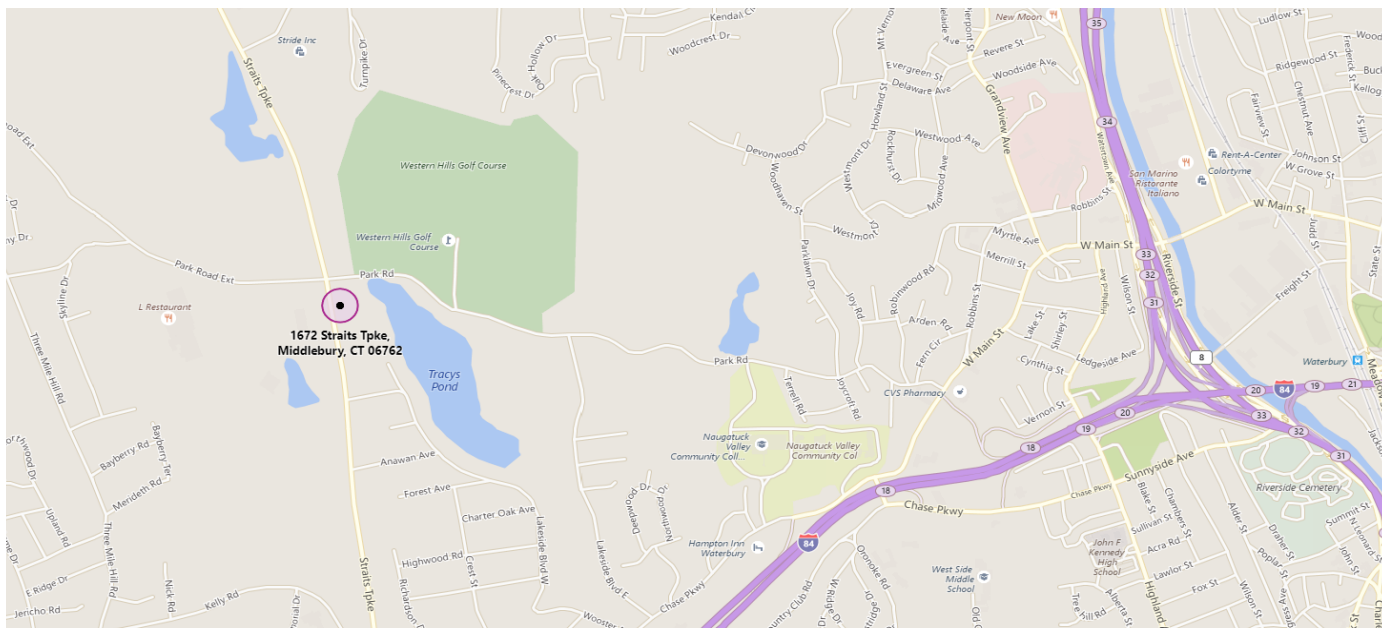


**3.81 Acres- 2 Parcels
Commercial Zoning
Great Development site with all utilities
Located on busy Straits Turnpike RTE 63
Property on waterfront Tracy's Pond**

Asking Price \$1,250,000.00

PROPERTY DATA FORM

	1672 Straits Turnpike Middlebury, CT	Park Road Waterbury, CT
Total S/F House	1,750 +/- S/F	N/A
Land		
Total avail/acres	1.90	1.91
Zoning	CA40	RS-12
Utilities		
Sewer	Street	Street
Water	Street	Street
Gas	EverSource	EverSource
Electrical	EverSource	EverSource
Taxes		
Assessment	\$146,700.00	\$74,030.00
Mill Rate	30.12	60.21
Total	\$4,418.60	\$4,457.35
Date Assessed	2016	2016



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**1672 Straits Turnpike
Middlebury**

**1.90
ACRES**

1
0.65 Ac
#

2
13 Ac
#

**PARK ROAD
WATERBURY**

1
1.91 Ac
#

2
1.65 Ac
#

230+/-

350+/-

190+/-

100+/-