

FOR SALE

**1672 Straits Turnpike
Middlebury, CT**

**Park Road
Waterbury, CT**

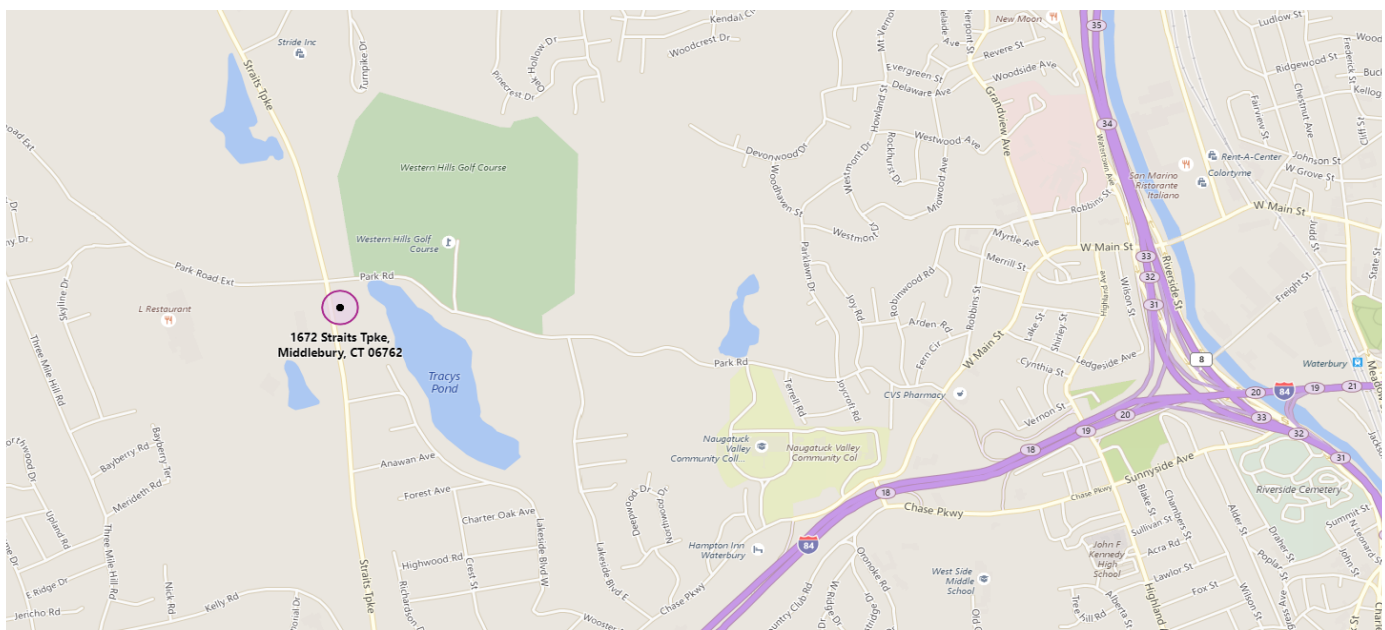


**3.46 Acres- 2 Parcels
Commercial Zoning
Great Development site with all utilities
Located on busy Straits Turnpike RTE 63
Property on waterfront Tracy's Pond**

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	1.55	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



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

1
0.65 Ac
#

2
13 Ac
#

**PARK ROAD
WATERBURY**

1
1.91 Ac
#

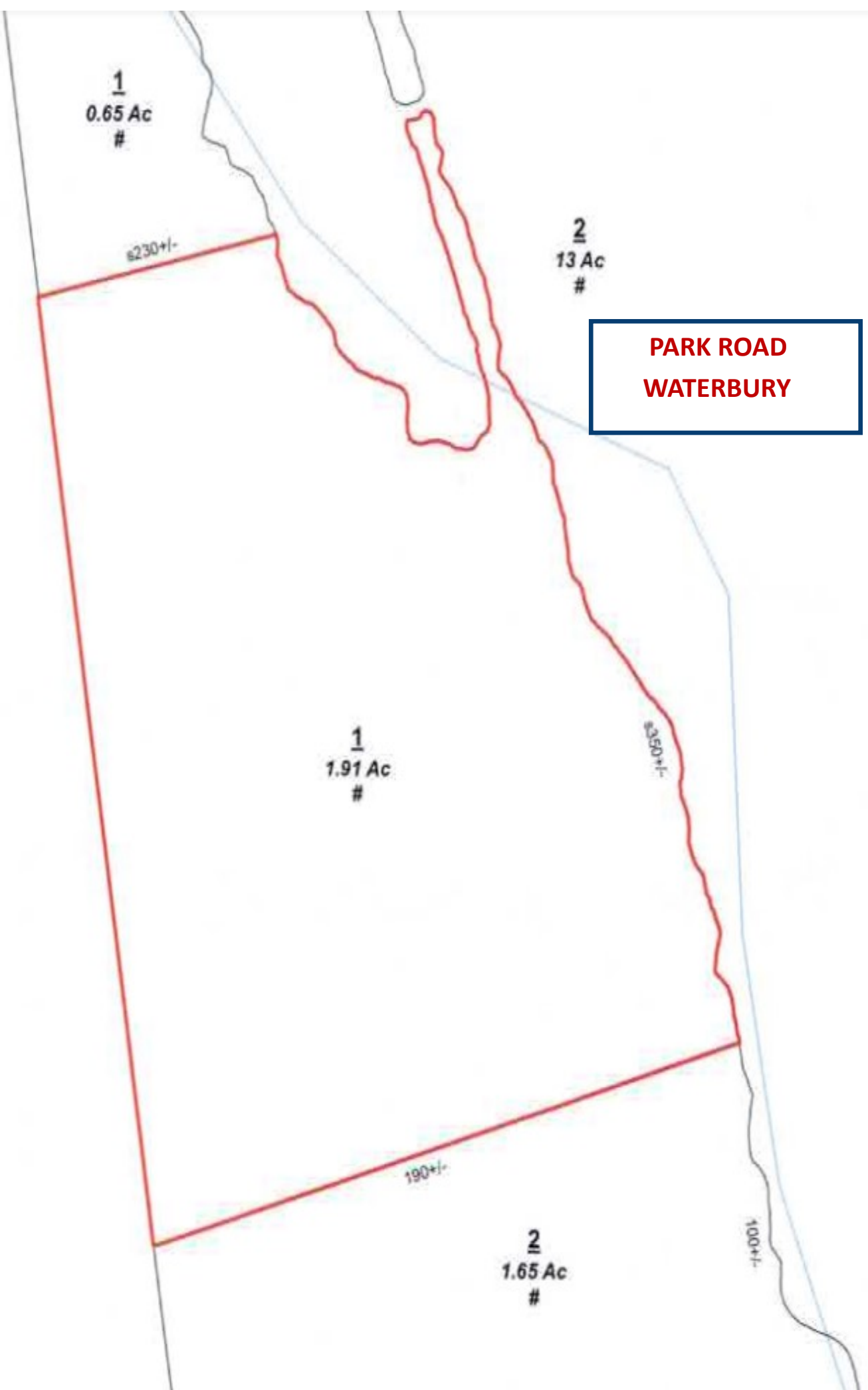
2
1.65 Ac
#

230+/-

350+/-

190+/-

100+/-





**1672 Straits Turnpike
Middlebury**