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# FOR SALE

454 Wolcott Street & 462 Wolcott Street  
Waterbury, CT



454 Wolcott St

4,589 S/F +/- (inc Basement) retail / office building

462 Wolcott St

2,300 S/F +/- retail/ office building

Great high traffic location 1 mile to I-84

Building signage available

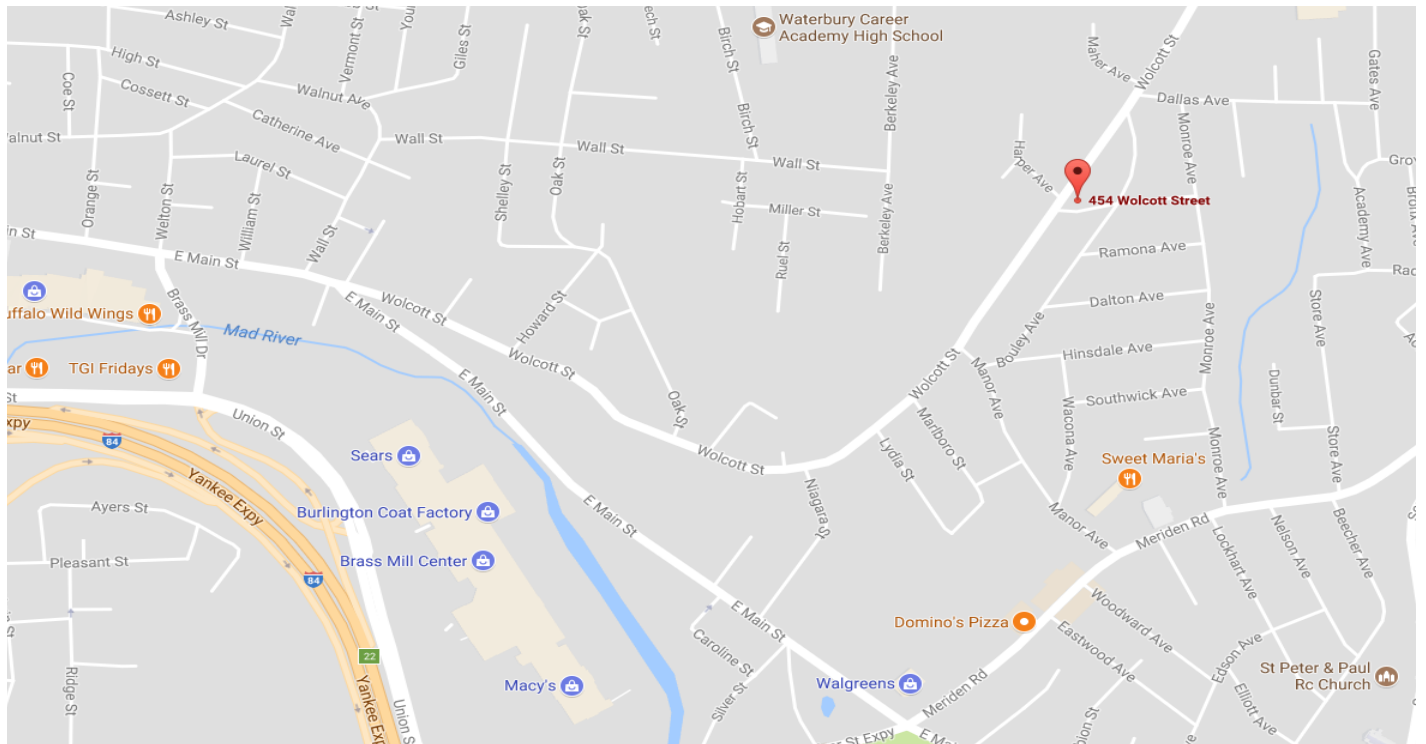
Ideal for wide variety of uses looking for high visibility

Adjoining single family home property could be available

Lease rate: \$12.00 PSF+ utilities

Sale asking: \$475,000.00

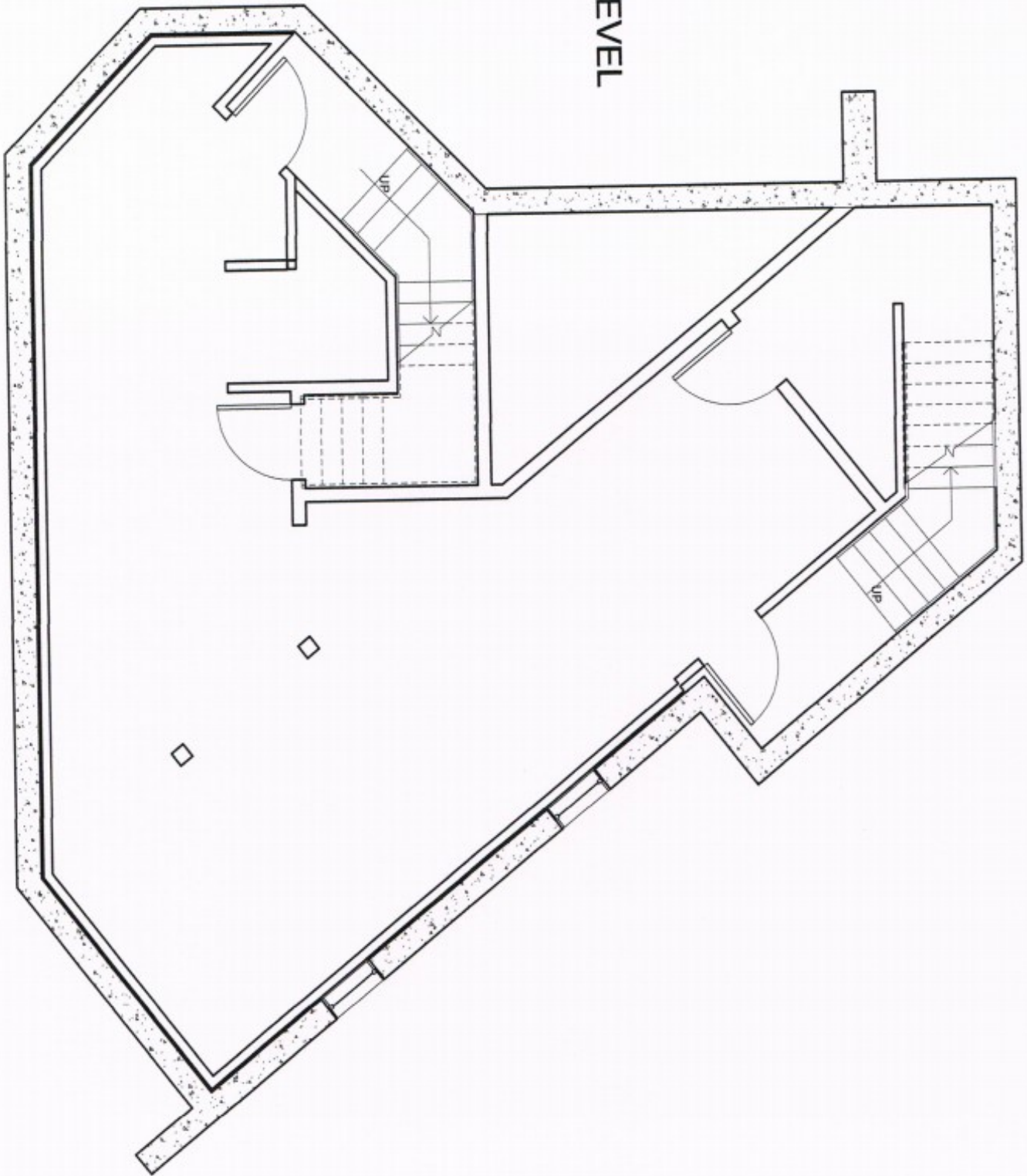
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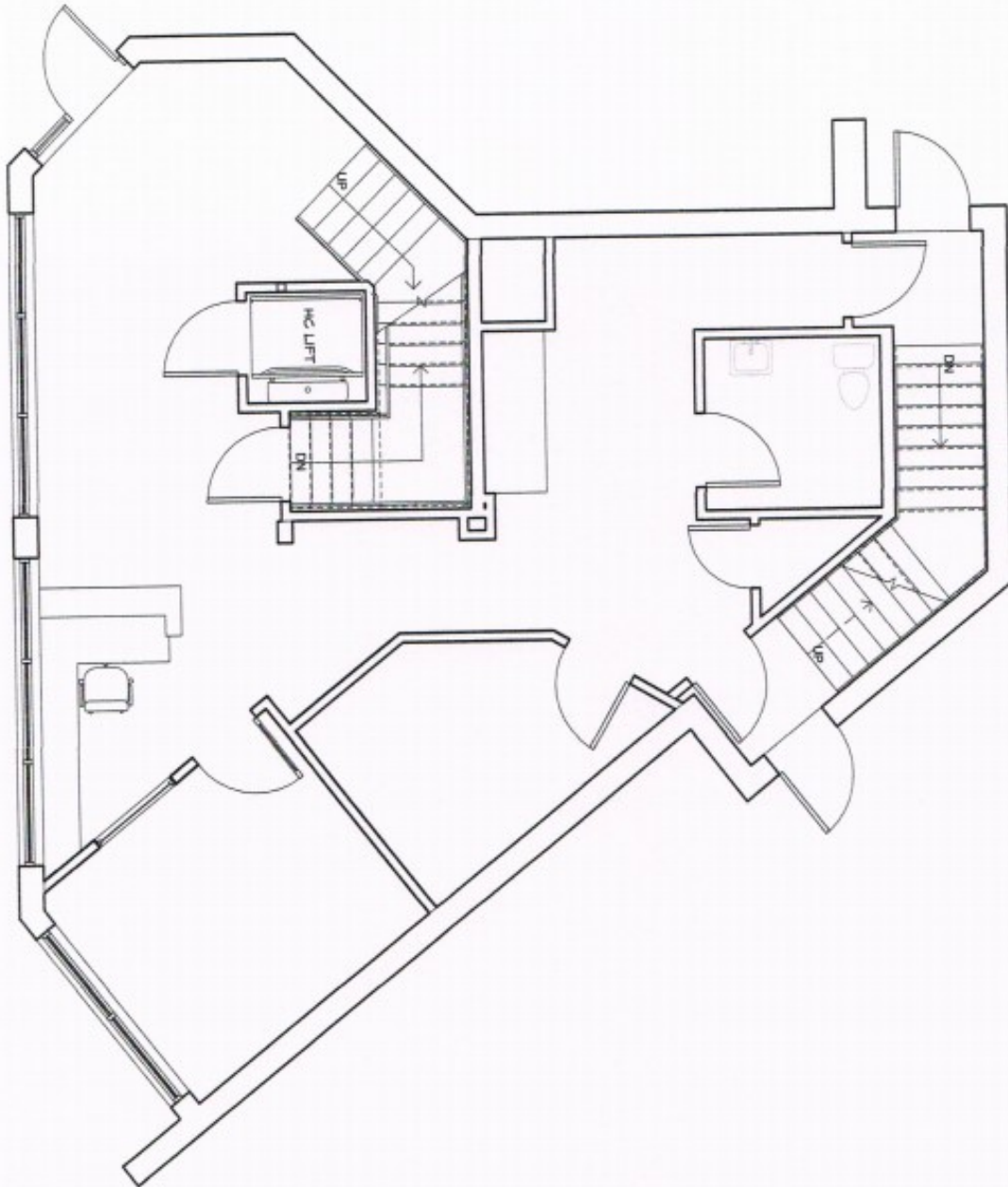
454 Wolcott St

LOWER LEVEL



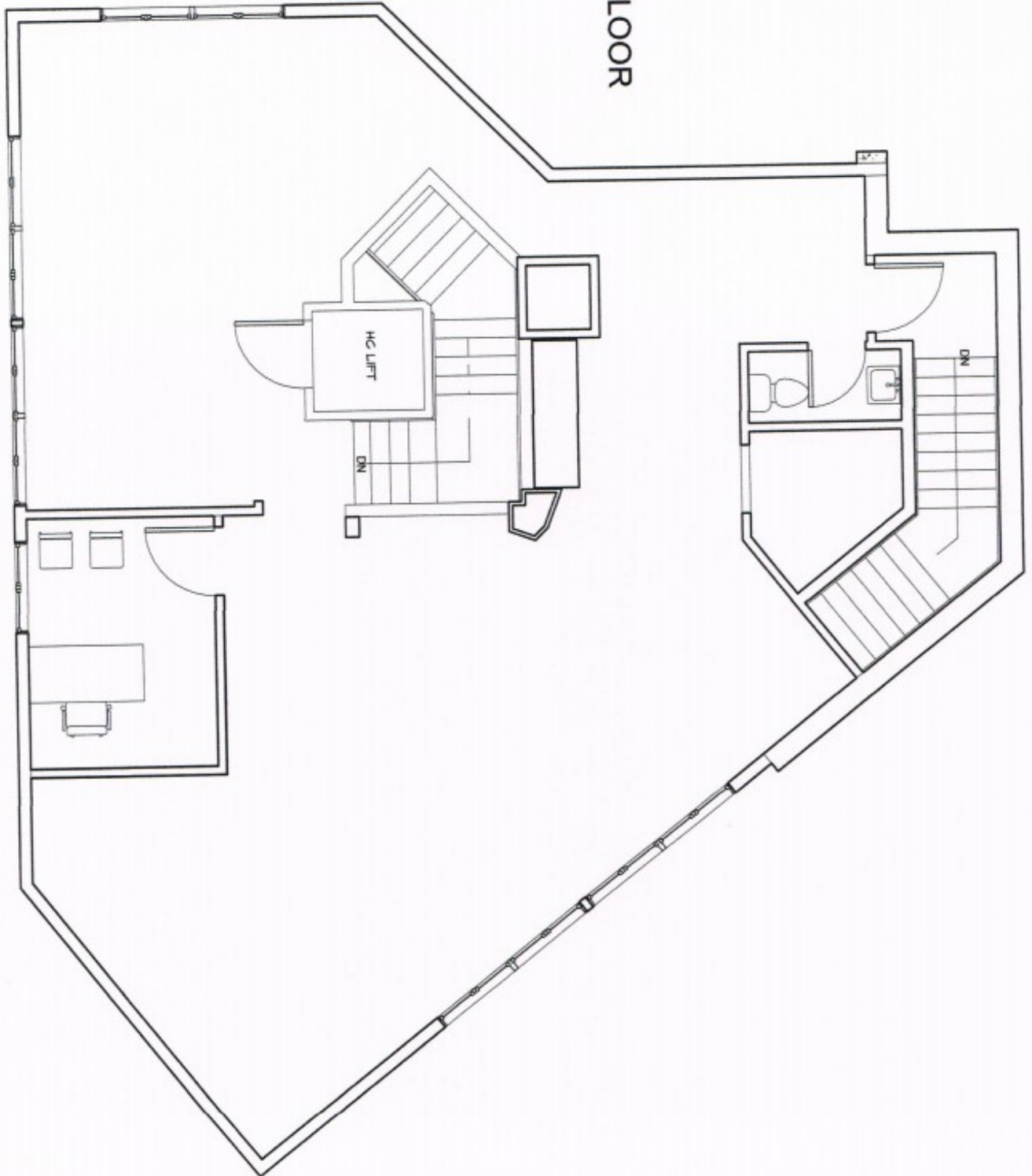
# 454 Wolcott St

## FIRST FLOOR

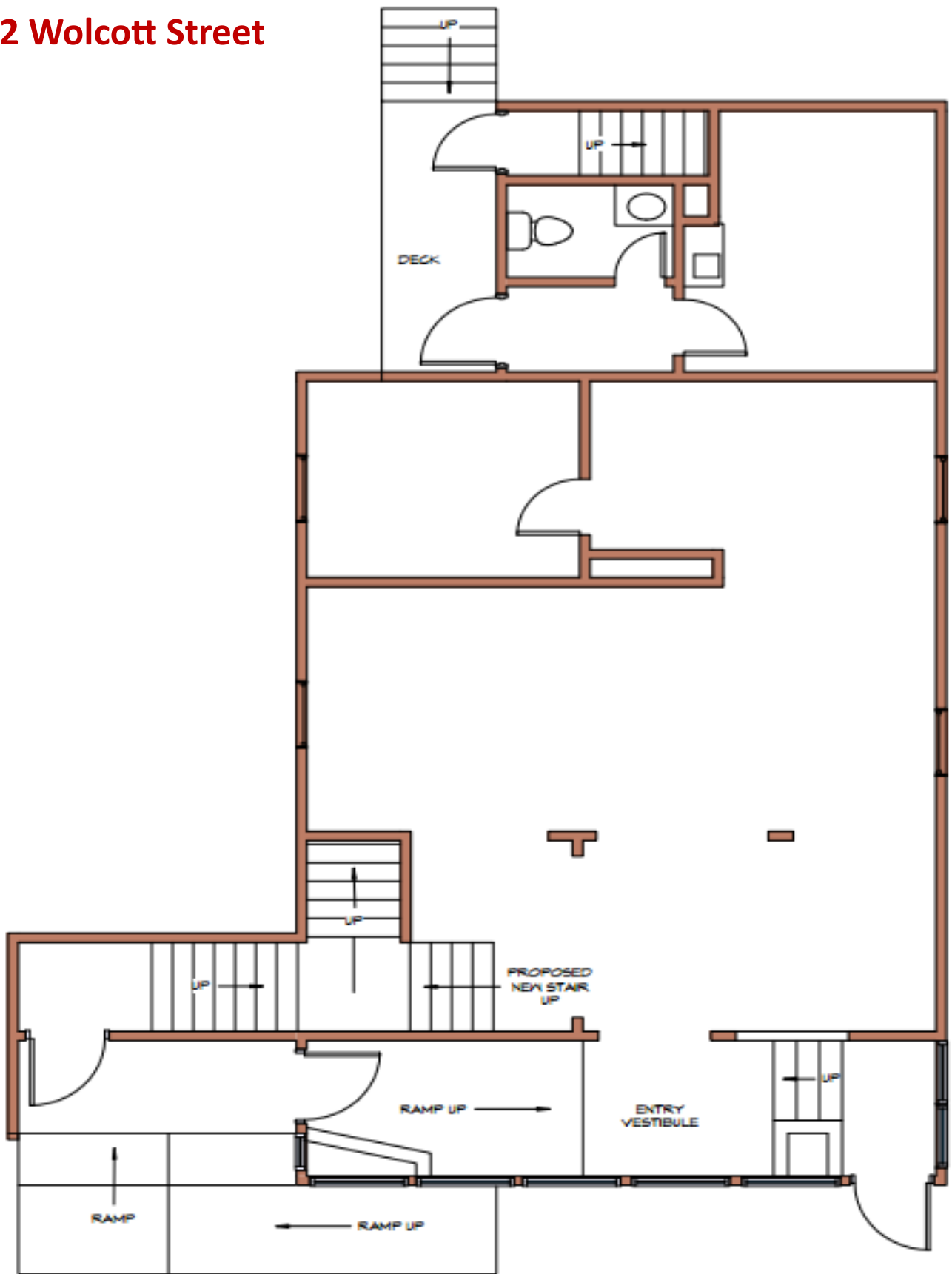


# 454 Wolcott St

## SECOND FLOOR

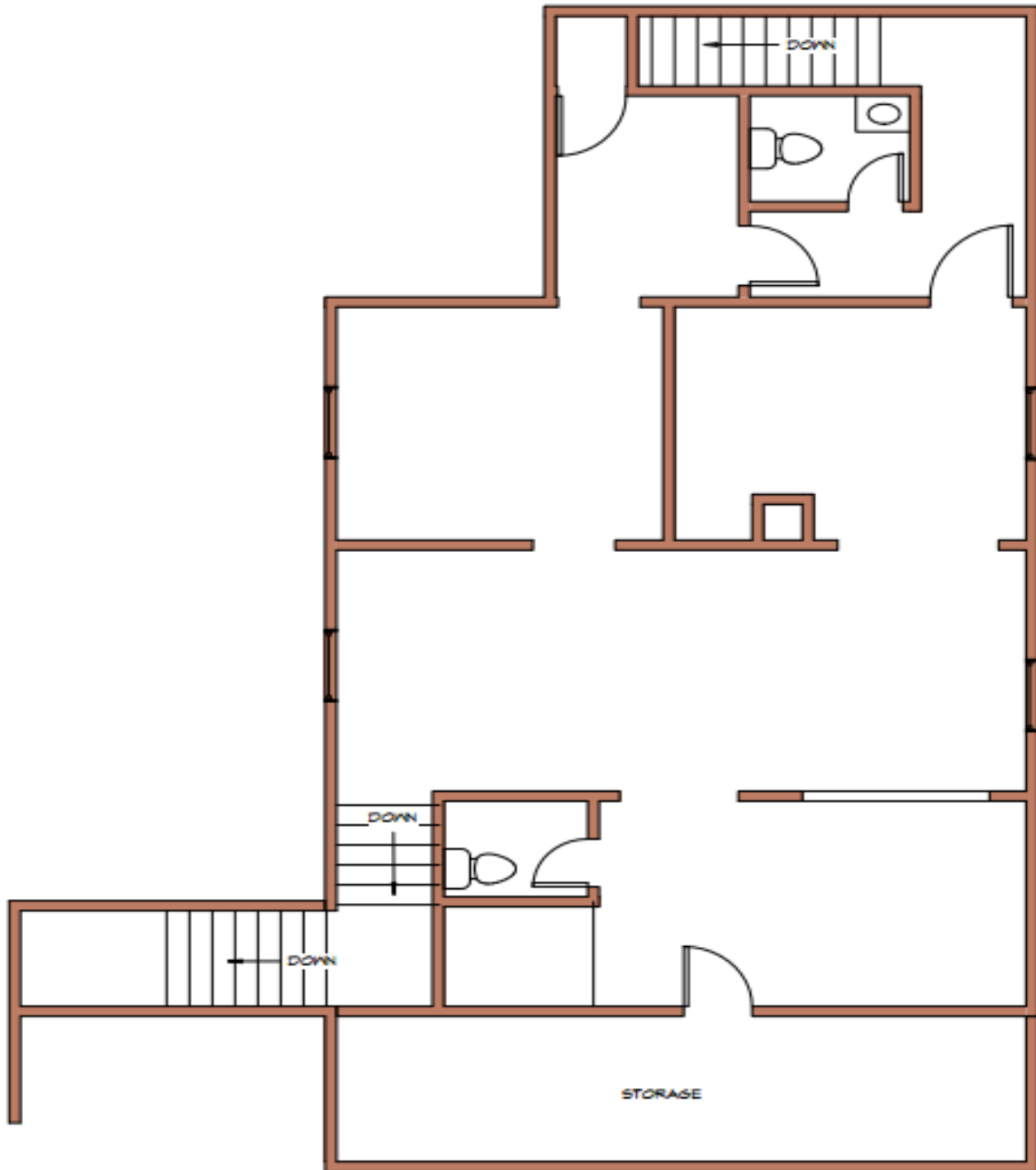


462 Wolcott Street



ROSA REALTY ENTERPRISES, LLC  
462 WOLCOTT ST.  
MAIN LEVEL  
1,150 TOTAL SQUARE FEET

# 462 Wolcott Street



ROSA REALTY ENTERPRISES, LLC  
462 WOLCOTT ST.  
SECOND FLOOR  
1,150 TOTAL SQUARE FEET