

# FOR SALE/LEASE

462 Wolcott Street  
Waterbury, CT

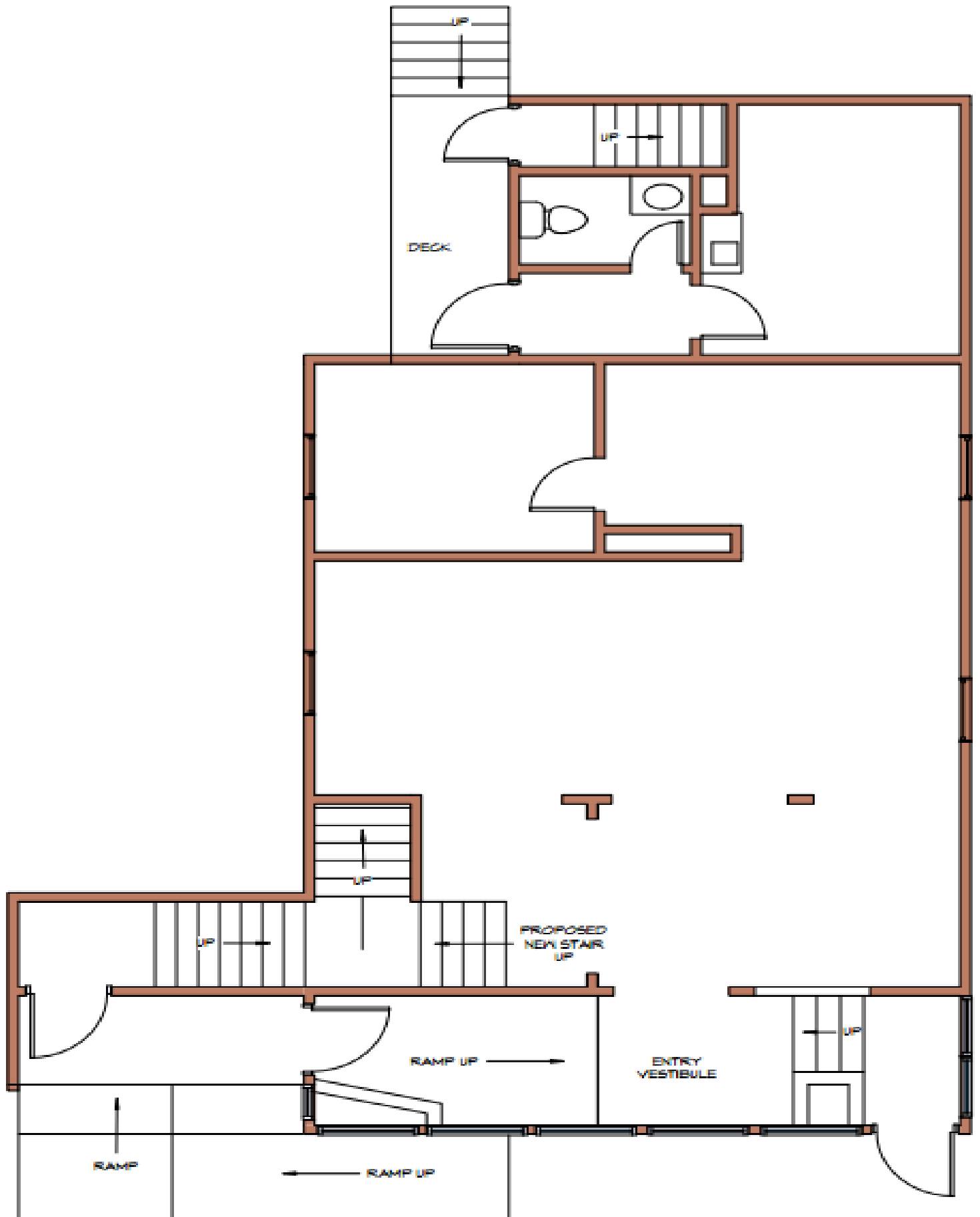


**2,300 S/F +/- (may divide) Retail / Office Building**

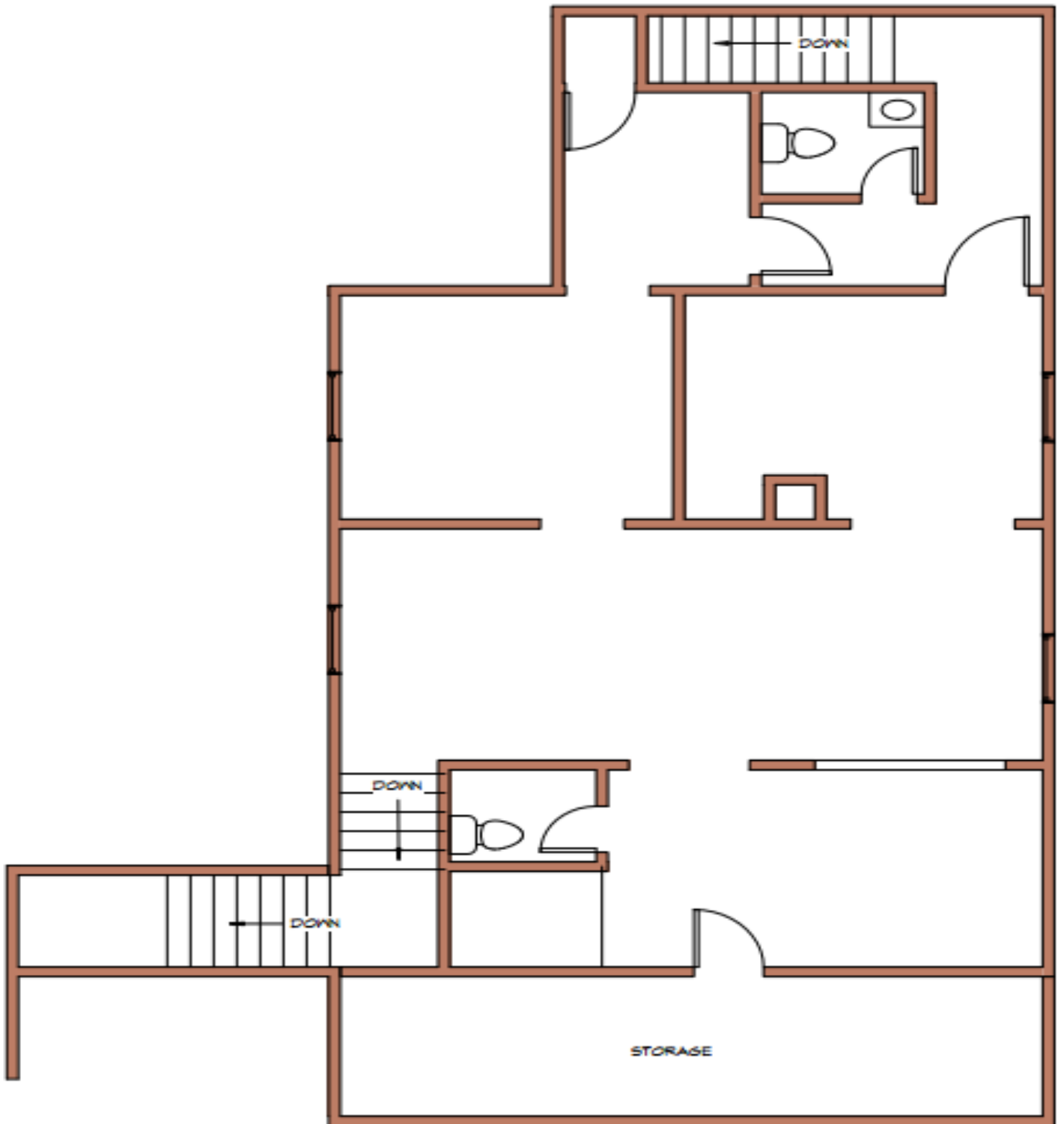
- **Great exposure**
- **Heavily traveled Traffic count (DOT) 19,100 vehicles daily**
- **Ideal for many retail or professional uses**
- **All city utilities and gas 1 mile to I-84**
- **Adjoining single family home property could be available**

**Lease rate:\$12.00 PSF+ utilities**

**Sale asking: \$185,000.00**



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



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



