

## CONTACT: ED GODIN or Mike Grieder

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## FOR SALE/LEASE

462 Wolcott Street Waterbury, CT

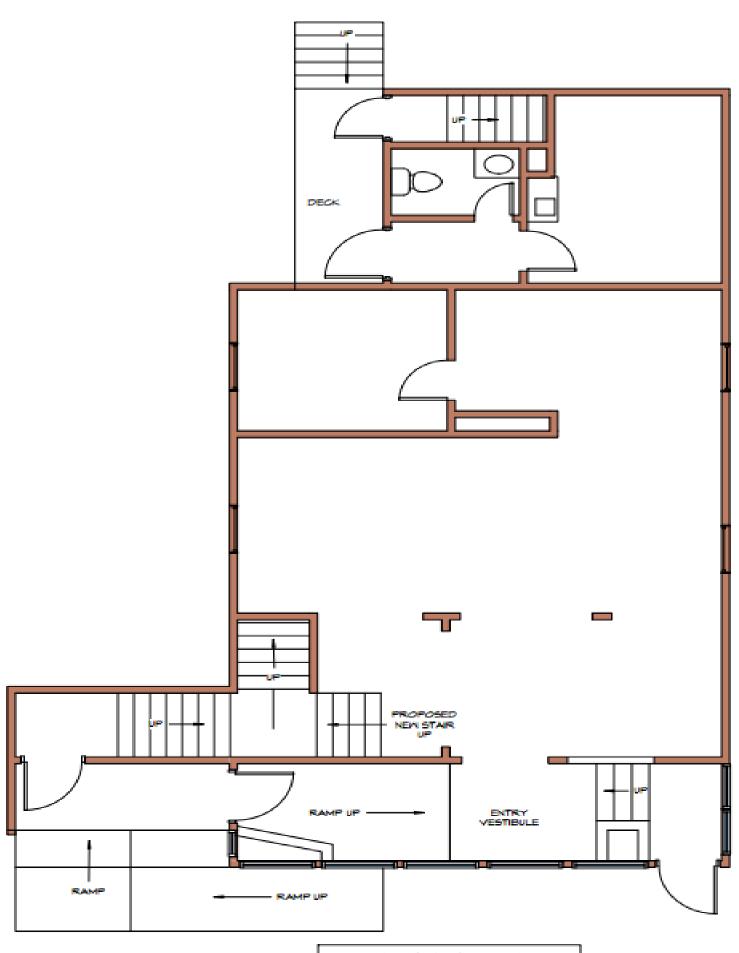


2,300 S/F +/- (may divide) Retail / Office Building

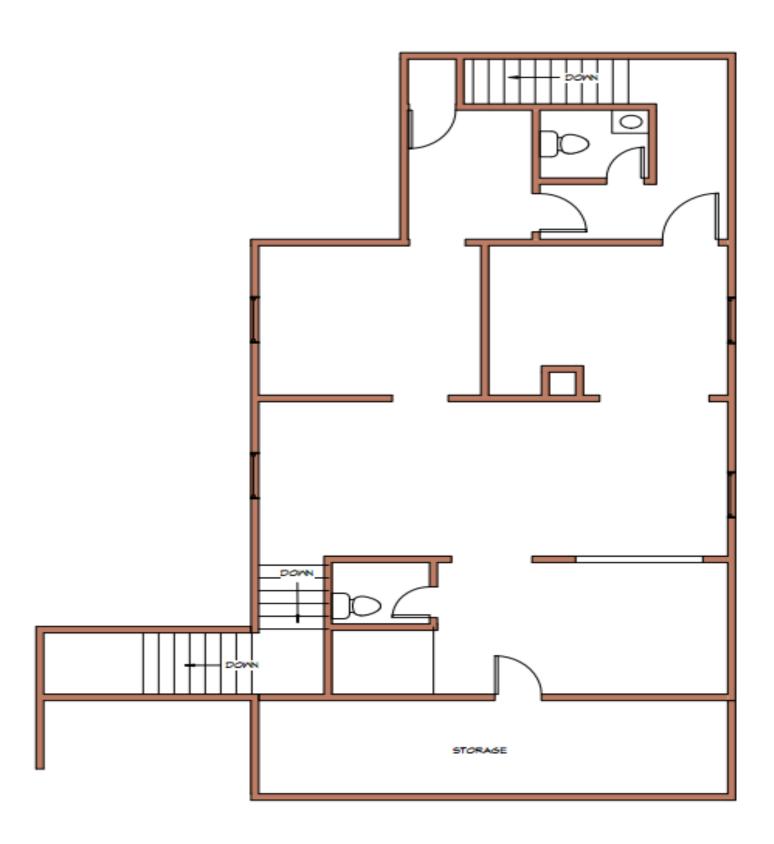
- Great exposure
- Heavily traveled Traffic count (DOT) 19,100 vehicles daily
- Ideal for many retail or professional uses
- All city utilities and gas 1 mile to I-84
- Adjoining single family home property could be available

Lease rate:\$12.00 PSF+ utilities Sale asking: \$185,000.00

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



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



