

FOR SALE/LEASE

462 Wolcott Street
Waterbury, CT

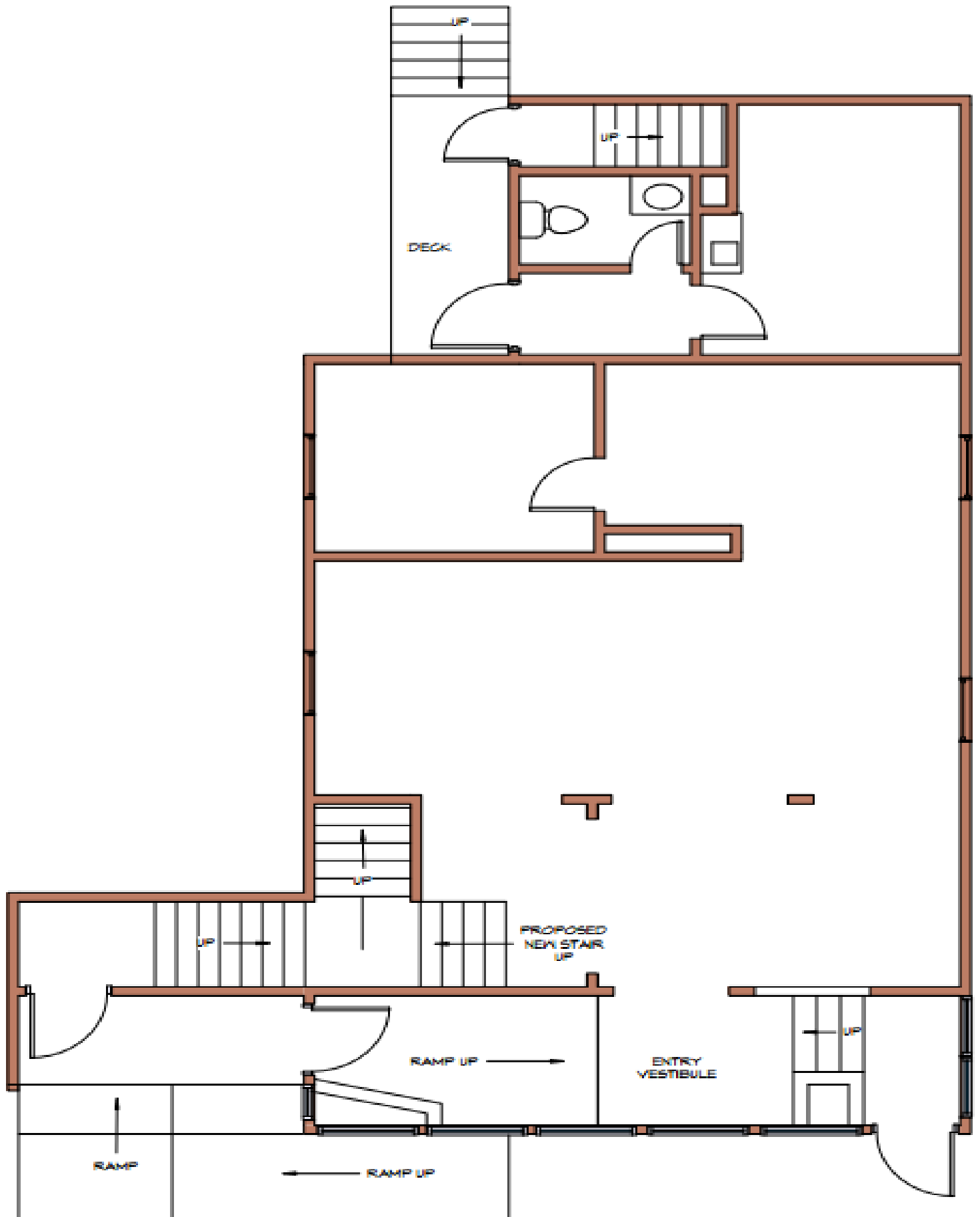


2,052 S/F +/- (may divide) Retail / Office Building

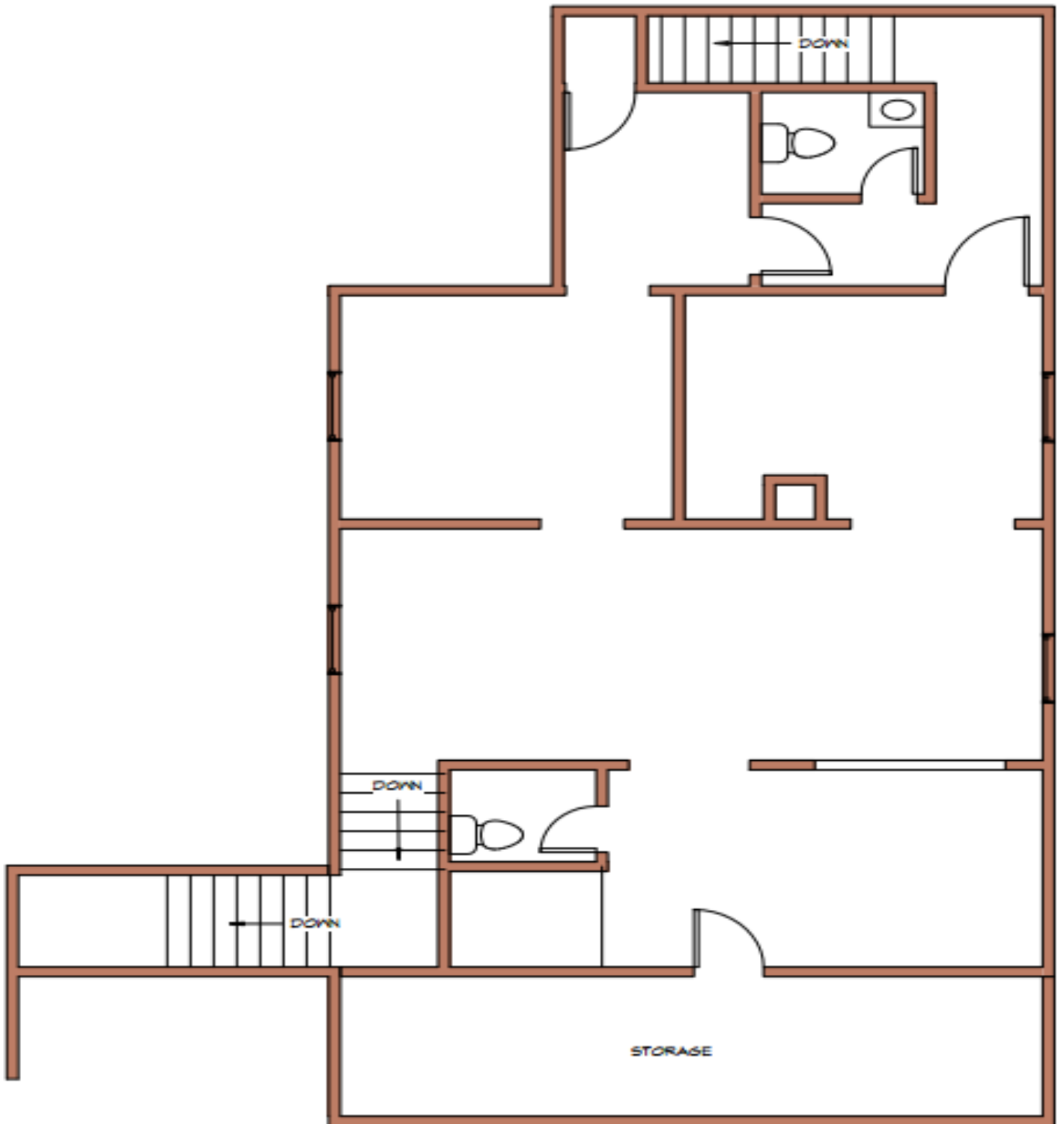
- **Great exposure**
- **Heavily traveled Traffic count (DOT) 19,100 vehicles daily**
- **Ideal for many retail or professional uses**
- **All city utilities and gas 1 mile to I-84**
- **Adjoining single family home property could be available**

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

