

CONTACT: MARY BUCKLEY

E-mail: Mbuckley.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



**457 Lakewood Road
Waterbury, CT 06704**

2,100 S/F +/-

2 Family / Large Rear Parking Lot

Great Location for Your Business

CA - Commercial Zoned

Busy Lakewood Road

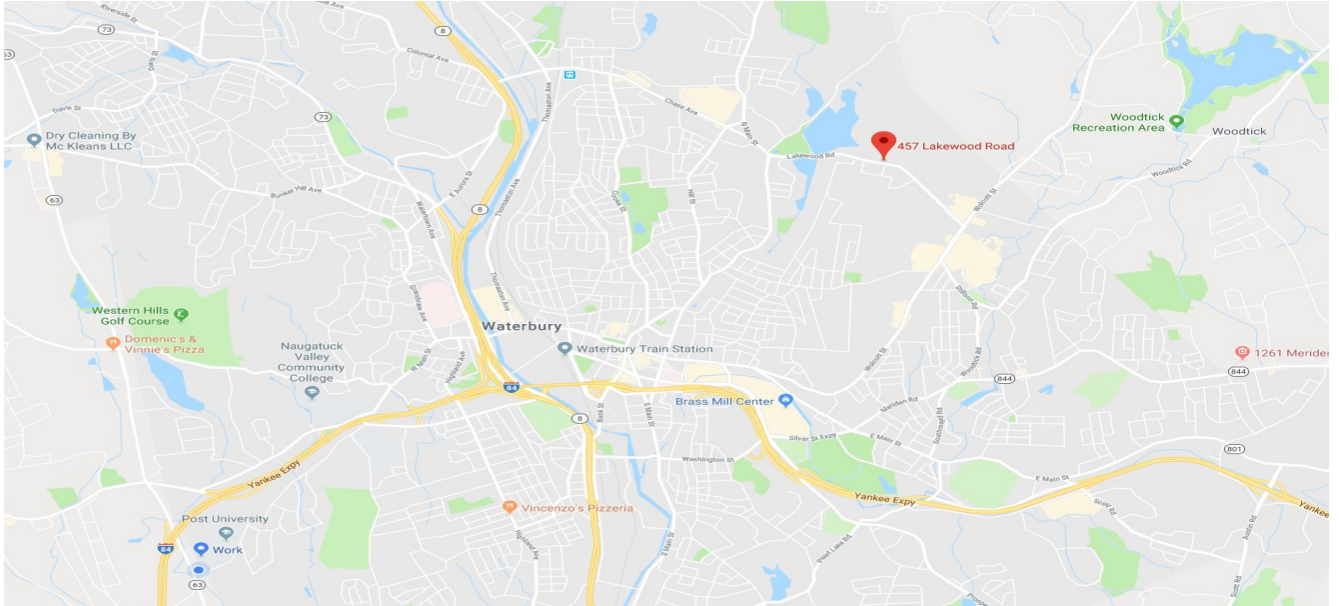
Traffic count 18,000 Daily per DOT

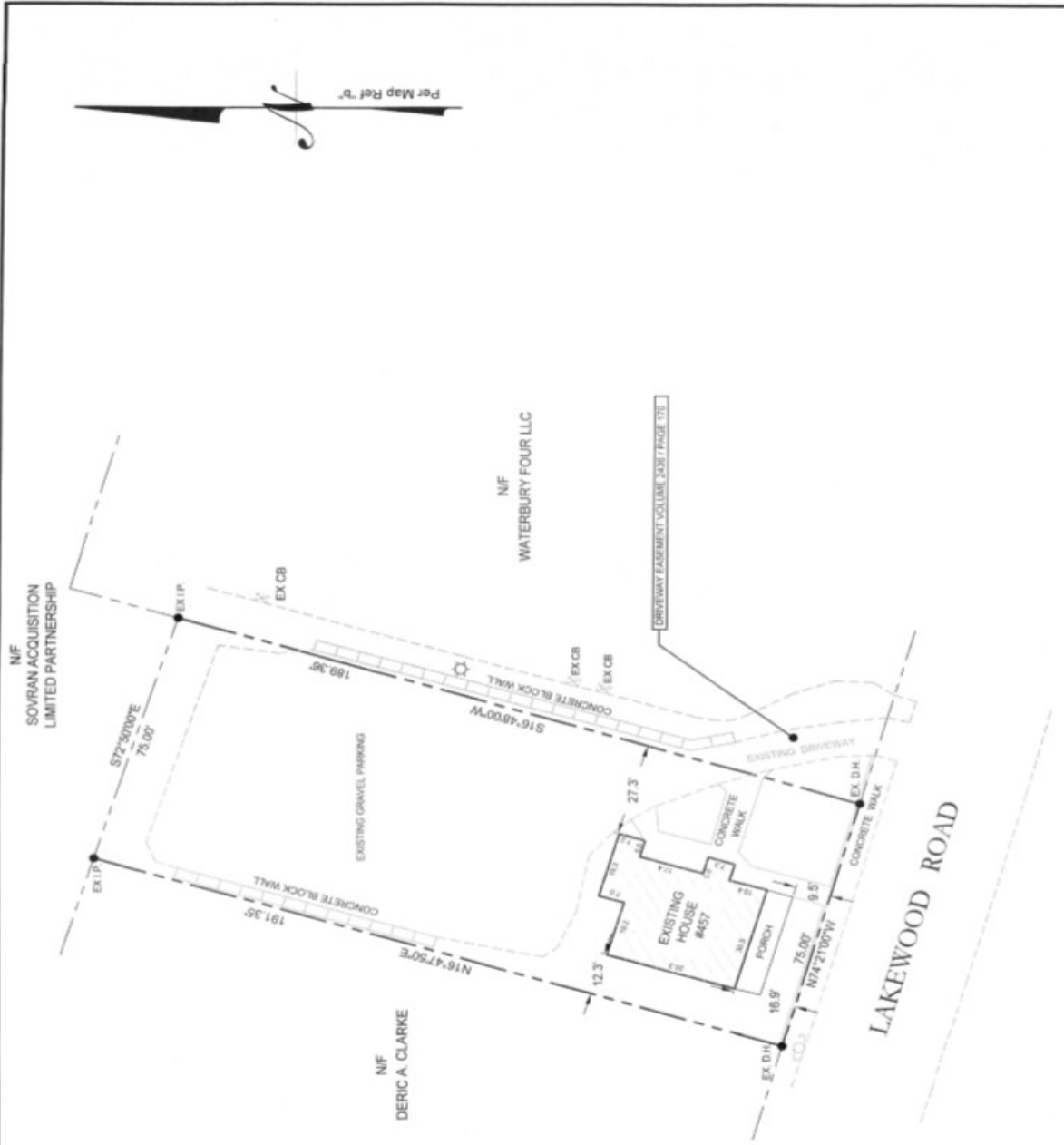
Sale Asking: \$179,900.00



Currently 2 Family
2,100 S/F +/-
Upper Level Leased Until 9/2020
Lower Level Retail/ Office Space







- LEGEND**
- ⊙ Existing utility pole
 - ⊕ Existing light pole
 - ⊕ Existing fire hydrant
 - ⊕ Existing water valve
 - ⊕ Existing gas valve
 - ⊕ Existing underground pipe
 - ⊕ Existing edge of pavement
 - ⊕ Existing blumissus concrete lip curb
 - ⊕ Existing well
 - ⊕ Existing catch basin
 - ⊕ Existing drainage manhole
 - ⊕ Existing sanitary manhole
 - ⊕ Existing utility box
 - ⊕ Existing iron pin
 - ⊕ Existing drill hole
 - ⊕ Existing monument

SURVEY NOTES

- This map was prepared pursuant to the Regulation of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
- Type of survey performed: Property Survey
- Boundary determination category: Dependent Resurvey
Class of accuracy: Horizontal: A-2
- The intent of this map is to depict or note the position of boundaries with respect to: (A) locations of all boundary monumentation found or set; (B) lines, walls, fences, gates, driveways, roadways, surface utilities, visible borders of water and swimming pools; (C) record assessments and visible means of ingress and egress; (D) record and apparent means of ingress and egress; (E) lines of occupation, including as a minimum, fences, walls, hedges and yards; (F) deed restrictions pertaining to the location of buildings or other apparent improvements; (G) unresolved conflicts with record deed descriptions and maps of record; and (H) all other matters which the Surveyor is required to be shown on all corners created by a subdivision map of record less than 70 years old, between two consecutive corners at an interval not to exceed 500 feet (150 meters) along the boundaries between said corners, except where natural or man-made monumentation defines or occupies the line.
- Map References:
a) Existing Records of Lot 1 of N.F. Scripps Bros. Realty Corp. and Land N.F. Scripps Bros. Realty Corp. as recorded in the Office of the State Register of Deeds, State of Connecticut, Volume 2418, Page 170 (Driveway Easement).
b) City A.R.B. Now Owned By: Lakes Court Development Corporation, Lakewood Road (Lakewood Road, Waterbury, CT, Date: Nov. 17, 1995, Scale: 1"=40').
c) Sheet 1 of 1 "last revised 12/15/95 by A.R. Lombardi Associates, Inc.
- Property Survey Map Prepared For Robert Tomzone, 457 Lakewood Road, Waterbury, Connecticut, Dated: October 27, 2003, Scale: 1"=50', Dwg. No. 03088-C Prepared by Harry E. Cole & Son.
- Zone: CA
- Parcel area: 12.279 sq. ft., 0.33 acres
- Deed Volume 7658 / Page 204
Volume 2418 / Page 170 (Driveway Easement)

cole
HARRY E. COLE & SON
engineering, surveying, planning

875 South Main Street
P.O. Box 44
Plainville, CT 06061-0044
Tel: (860) 624-4488
Fax: (860) 624-2196
www.harrycole.com

PROPERTY SURVEY
PREPARED FOR

UNITY HOLDINGS LLC

487 LAKEWOOD ROAD WATERBURY, CONNECTICUT
MAY 2, 2019
SCALE: 1"=50'

PROJECT # 0155A

DATE _____

To the best of my knowledge and belief, this map is a true and correct representation of the facts.

Surveyor's Seal: HARRY E. COLE & SON, P.E., No. 47545, State of Connecticut

NOT A PUBLIC RECORD UNDER THE CONNECTICUT PUBLIC ACCESS TO INFORMATION ACT

PROPERTY DATA FORM

PROPERTY ADDRESS		457 Lakewood Road	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,100 +/-	Air Conditioning	No
Number of floors	2	Sprinkler / Type	No
Avail S/F	2,100	Type of Heat	Gas
		OTHER	
		Acres	.33
Ext. Construction		Zoning	CA
Ceiling Height		Parking	Ample
Roof	Asphalt	State Route / Distance To...	
Date Built	1928	TAXES	
		Assessment	\$90,180.00
		Appraisal	\$128,831.00
		Mill Rate	60.21
		Taxes	\$5,429.00
UTILITIES		TERMS	
Sewer	City	Sale	\$179,900.00
Water	City		
Gas	EverSource		
Electrical			



CONTACT: MARY BUCKLEY
 E-mail: Mbuckley.gpb@gmail.com
 Phone: 203-577-2277 Fax: 203-577-2100

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.