

**CONTACT: ED GODIN, SIOR or
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FOR SALE



***541 Wolcott Street
Waterbury, CT 06705***

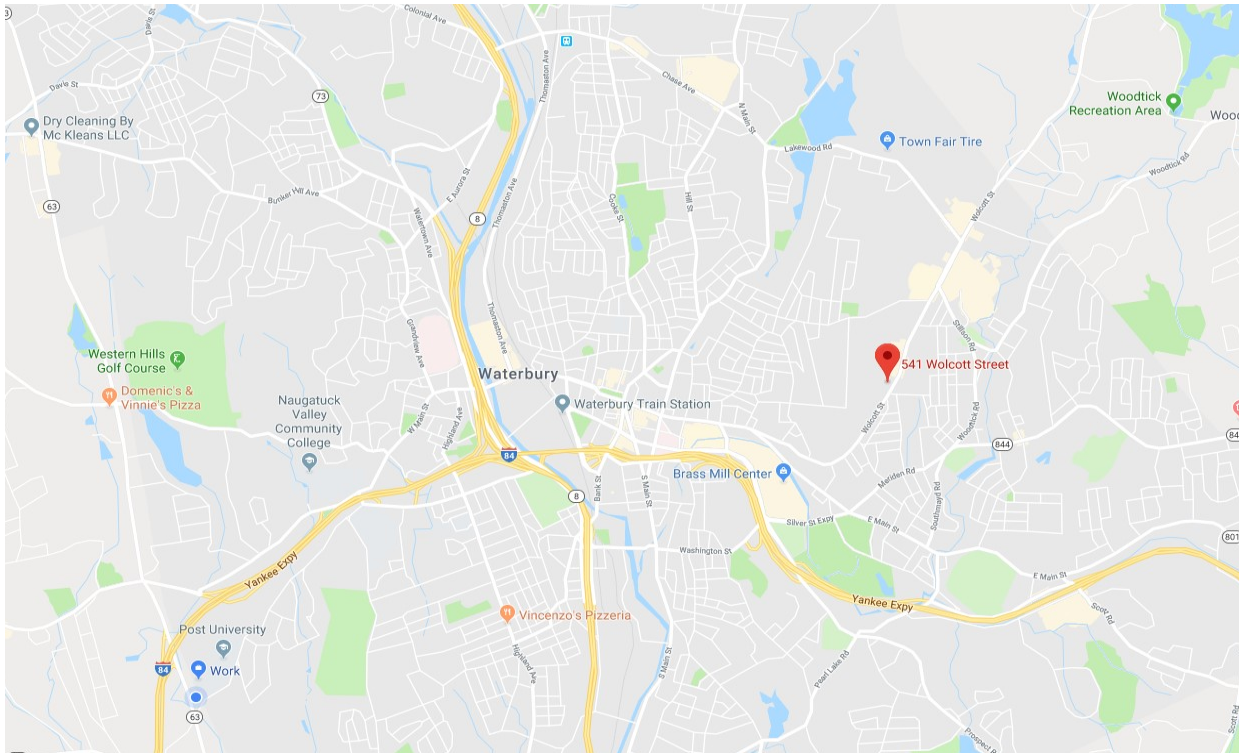
**10,000 S/F Retail / Office
Complex Opportunity
Ideal for Owner Occupant or Investor
High Visibility - Great Signage
23,000 Cars Daily Per CT DOT
Offered at: \$695,000.00**



Currently Utilized as Office
And Retail Uses
Plenty of on Site Parking
Including Large Upper Lot
All Municipal Utilities



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PROPERTY DATA FORM

PROPERTY ADDRESS	541 Wolcott Street
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	9,977 +/-	Air Conditioning	Central Air
Number of floors	2	Sprinkler / Type	No
Avail S/F	9,977 +/-	Type of Heat	Forced Hot Air
Ext. Construction	Concrete Block	OTHER	
Ceiling Height	10'	Acres	.8
Roof	Flat	Zoning	Commercial
Date Built	1985	Parking	Ample
		State Route / Distance To...	Route 8/
		TAXES	
		Assessment	\$563,950.00
		Appraisal	\$805,643
		Mill Rate	60.21
		Taxes	\$34,000.00
		TERMS	
		Sale	\$695,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	Yankee Gas		
Electrical	200 Amps		

Originally 5 Separate Units - can be re-subdivided

Estimated Expenses:

Real Estate Taxes \$33,955.00

Water/ Sewer \$447.00

Landscape/ Snow \$6,000.00

Insurance \$3,500.00

Maintenance Repairs \$2,000.00

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