

FOR SALE



**325, 331 Meriden Rd &
19 Academy Ave
Waterbury, CT**

Great Development Opportunity
.79 Acres on Busy Meriden Road
Visible Location at Street Light
(DOT Traffic Count Per Day 13,200)
Currently Consist of 2 Mixed Use Buildings & Parking
Asking Price: \$575,000.00

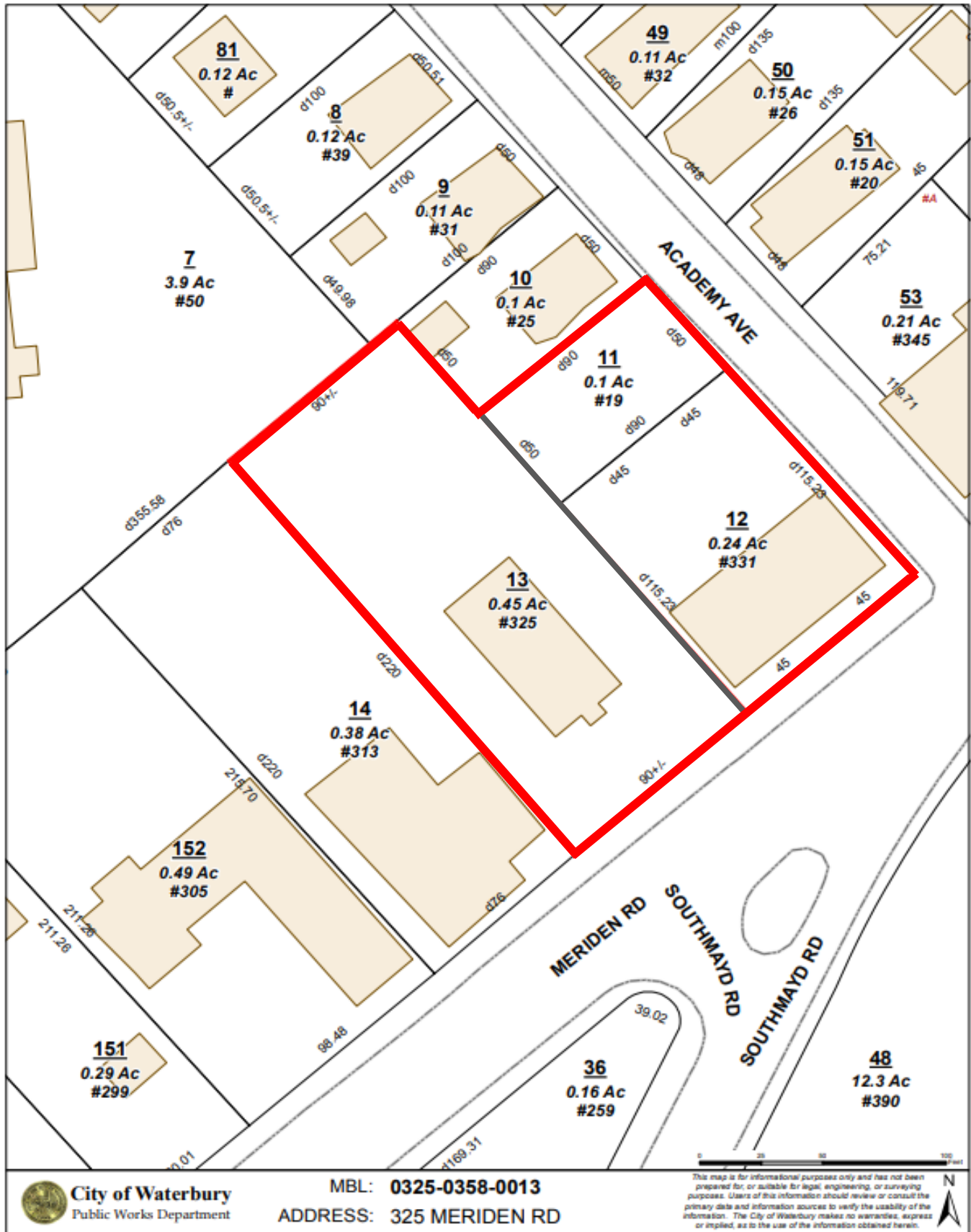


Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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City of Waterbury
Public Works Department

MBL: 0325-0358-0013
ADDRESS: 325 MERIDEN RD

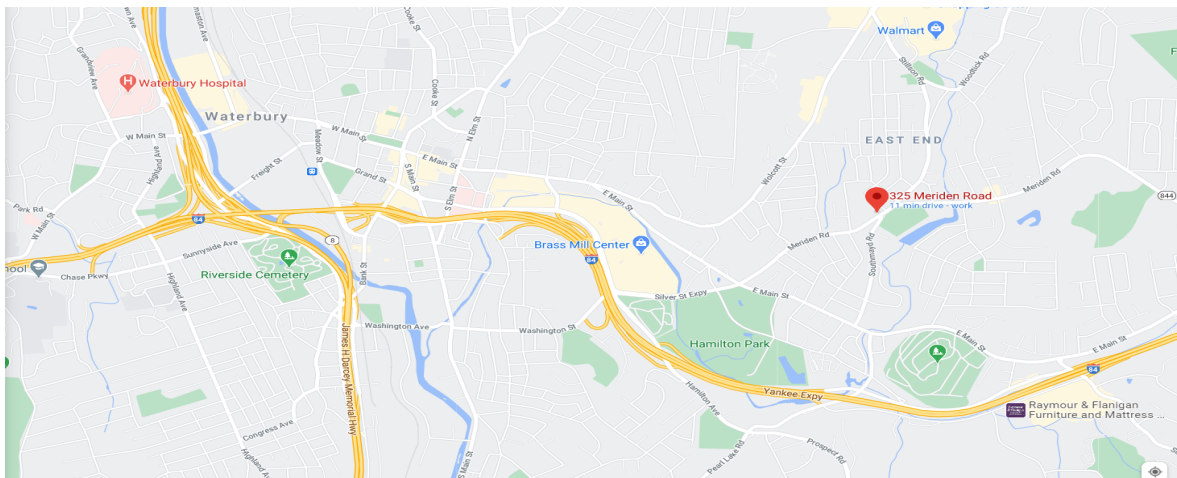
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PROPERTY DATA FORM

PROPERTY ADDRESS		325, 331 Meriden Road Rd & 19 Academy Rd				
CITY, STATE		Waterbury, CT 06705				
BUILDING INFO	325	331	MECH. EQUIP.	325	331	19 Academy
Total S/F	3,900	4,463	Air Conditioning			
Number of floors	2	2	Sprinkler / Type			
Avail S/F	3,900	4,463	Type of Heat			
Office Space		Mixed use Office/ Apt.	OTHER			
Drive in Doors	N/A		Acres	.45	.24	.10
Ext. Construction	Wood		Zoning	CN	CN	RL
Ceiling Height			Parking	Ample		
Roof	2010		State Route / Dist.			
Date Built	1925	1960	TAXES			
		Assessment		\$113,543.00	\$246,492.00	\$16,120.00
		Appraisal		\$79,480.00	\$172,540.00	\$11,280.00
		Mill Rate		60.21	60.21	60.21
		Taxes		\$4,936.00	\$10,715.00	\$700
UTILITIES			TERMS			
Sewer	City	City	Sale	\$575,000.00		
Water	City	City				
Gas	EverSource	EverSource				
Electrical						



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