



CONTACT: ED GODIN or  
Mike Grieder

E-mail: Egodinpb@gmail.com

mgrieder.gpb@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

# FOR SALE/LEASE

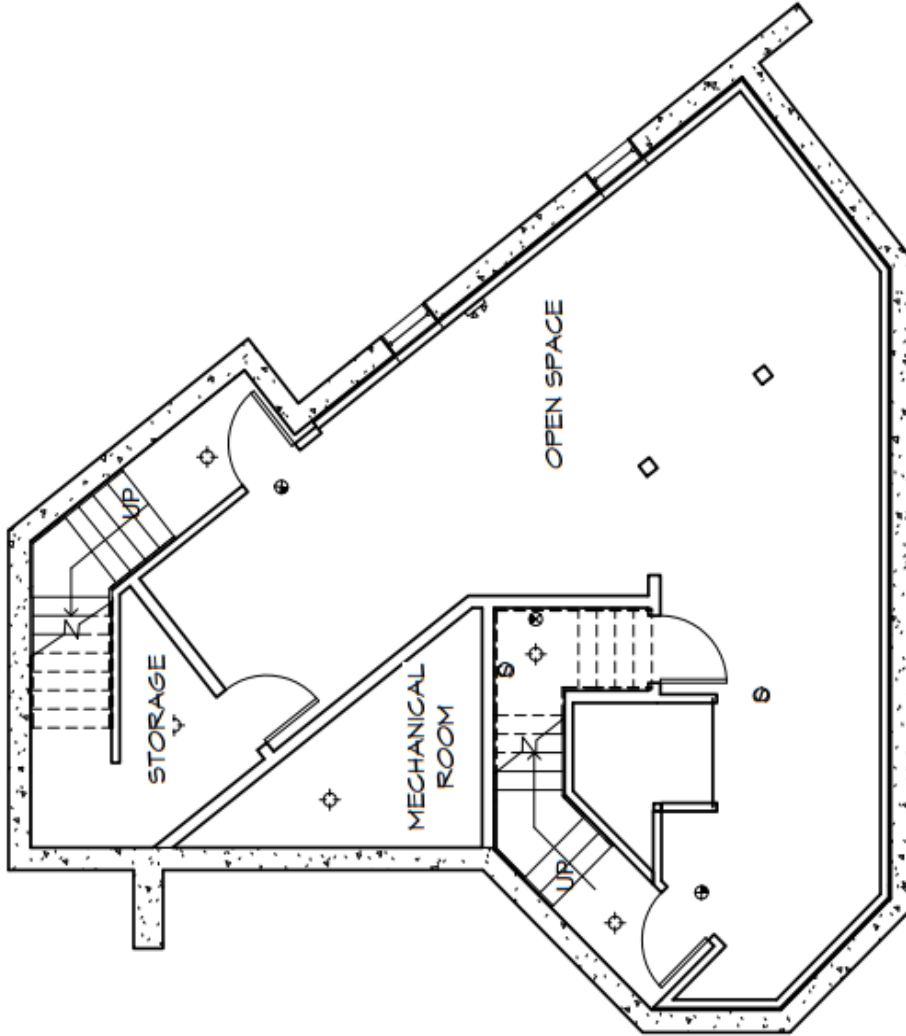
454 Wolcott Street & 462 Wolcott Street  
Waterbury, CT



454 Wolcott St  
4,589 S/F +/- (Including Basement) Retail/Office Building  
462 Wolcott Street  
2,300 S/F +/- Retail/Office Building  
Great High Traffic Location 1 Mile to I-84  
Building Signage Available  
Ideal for Wide Variety of Uses Looking for High Visibility

For Lease 1,150 S/F - 2nd Floor \$800.00 Gross + Utilities  
Sale asking: \$425,000.00





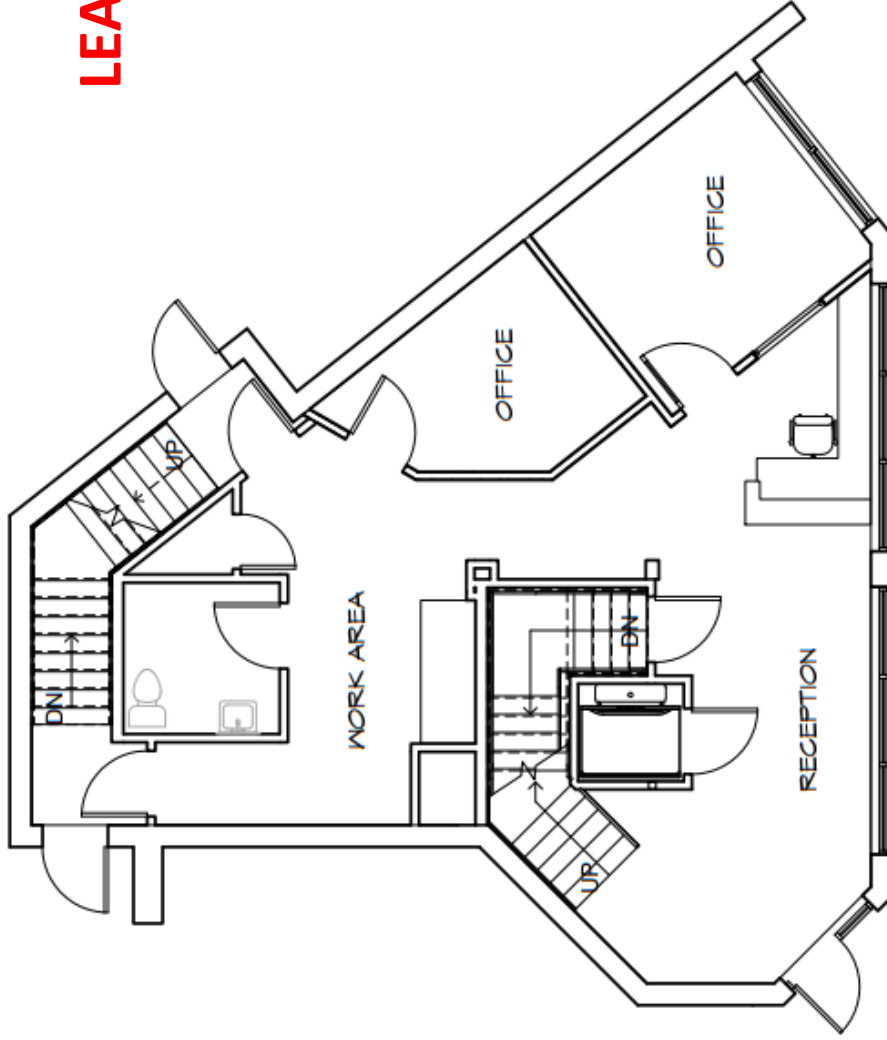
1 LOWER LEVEL FLOOR PLAN  
1/8" = 1'-0"

APPROXIMATELY 900 SQUARE FEET

<b>OFFICE BUILDING</b> 454 Wolcott Rd. Waterbury, CT
<b>BASMENT PLAN</b>
Project number
Date October 2, 2013
Drawn by
<b>A.0</b>
Scale 1/8" = 1'-0"



**LEASED**

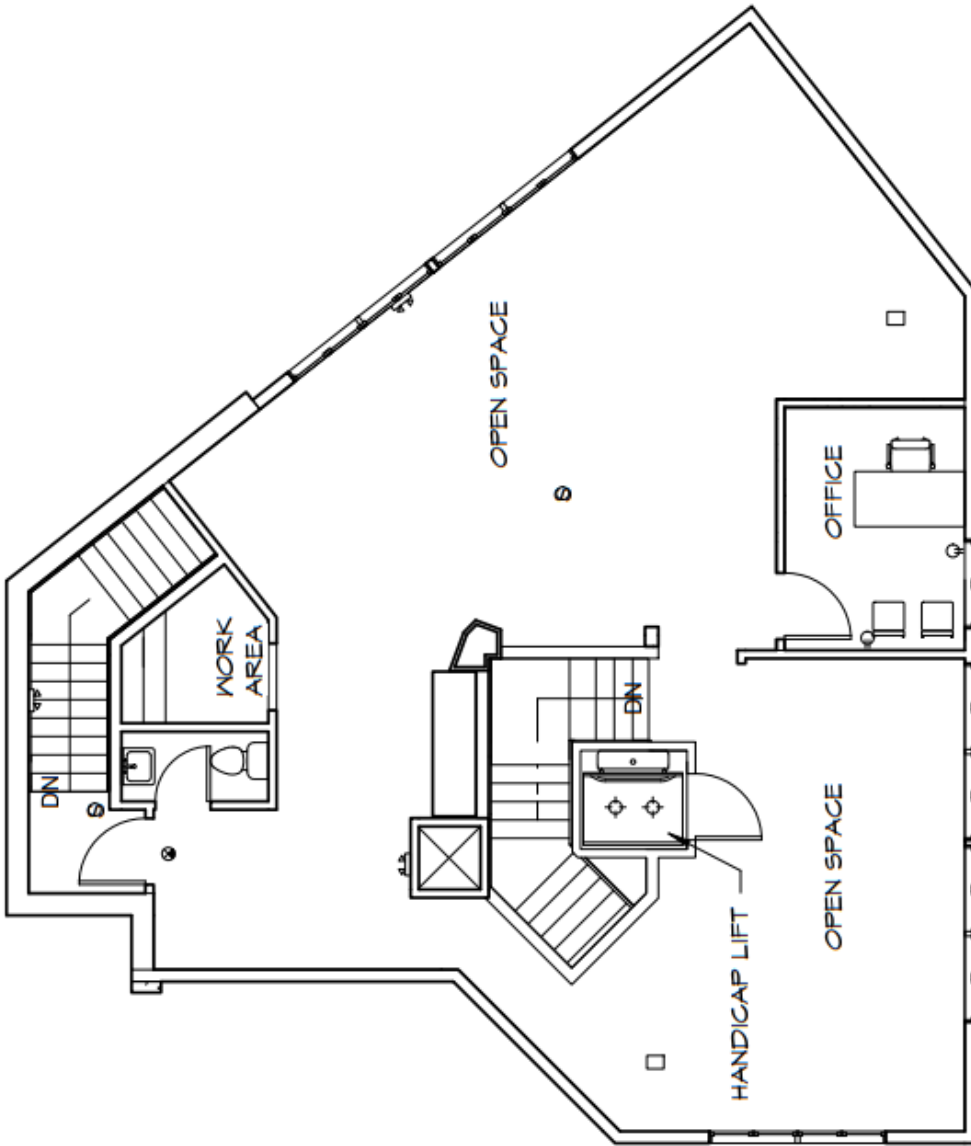


① FIRST FLOOR PLAN  
1/8" = 1'-0"

APPROXIMATELY 1,500 SQUARE FEET

<b>OFFICE BUILDING</b> 454 Wolcott Rd. Waterbury, CT
<b>FIRST FLOOR PLAN</b>
Project number
Date      October 2, 2013
Drawn by
<b>A.1</b>
Scale      1/8" = 1'-0"

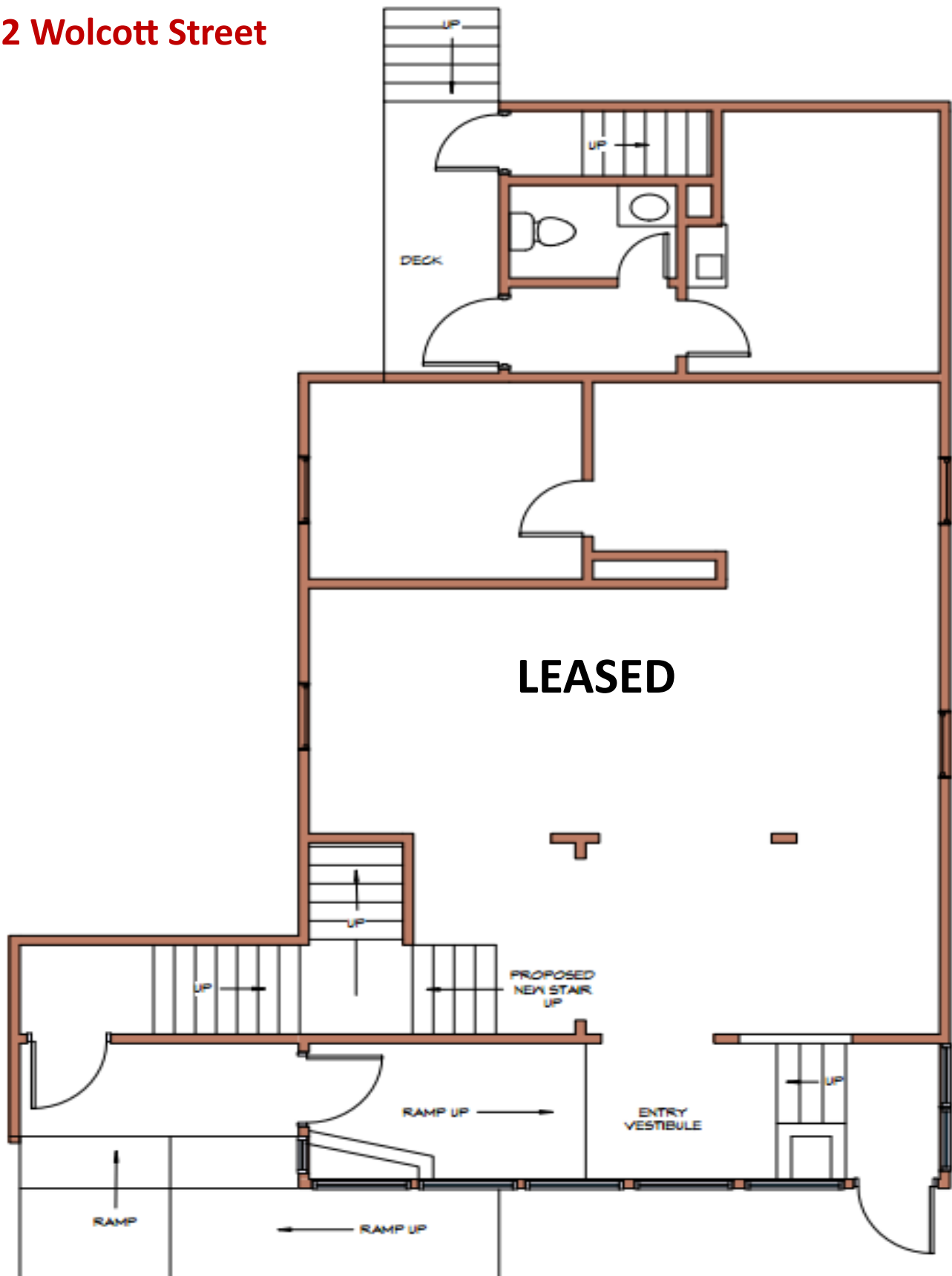
<b>OFFICE BUILDING</b> 454 Wolcott Rd. Waterbury, CT
<b>SECOND FLOOR PLAN</b>
Project number
Date      October 2, 2013
Drawn by
<b>A.2</b>
Scale      1/8" = 1'-0"



① SECOND FLOOR PLAN  
1/8" = 1'-0"

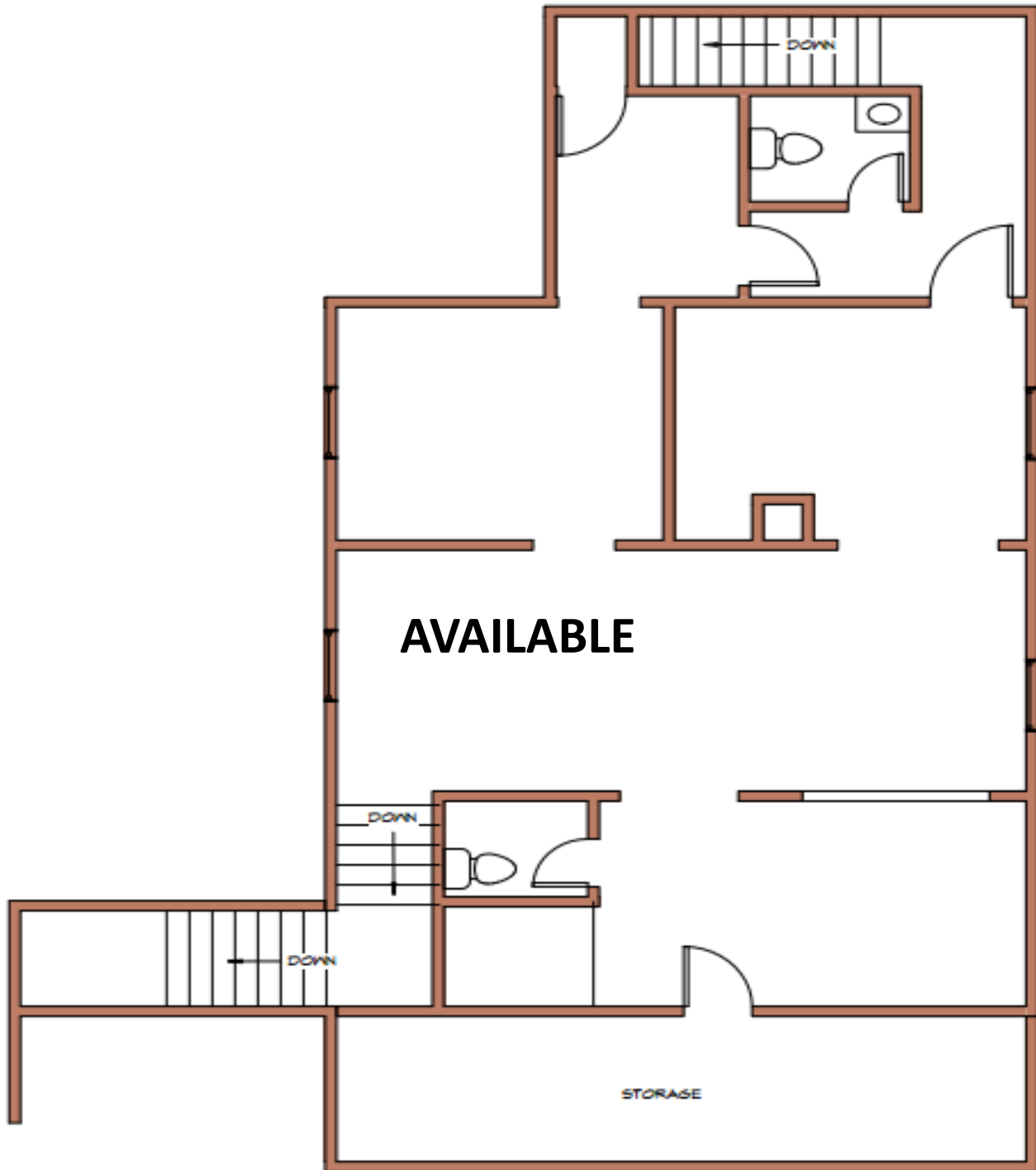
APPROXIMATELY 1,500 SQUARE FEET

462 Wolcott Street



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

# 462 Wolcott Street



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