

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

FOR SALE



**511 & 519 Lakewood Road
Waterbury, CT 06704**

**Total 1.50 +/- Acres
2 Commercial Properties
Total 5,860 S/F Adjoining as a Package Deal
#511 - .81 Acres, 3,132 S/F
#519 - .70 Acres, 2,728 S/F
Offered at: \$630,000.00**



PROPERTY DATA FORM

PROPERTY ADDRESS		511 Lakewood Road	
CITY, STATE		Waterbury, CT 06704	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,132 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	3,132 +/-	Type of Heat	W/Air
Ext. Construction	Brick /Block	OTHER	
Ceiling Height		Acres	.81
Roof	Asphalt	Zoning	CA- Retail
Date Built	1970	Parking	Ample
		State Route / Distance To...	RTE 8 / RTE 64
UTILITIES		TAXES	
Sewer	City	Assessment	\$281,180.00
Water	City	Appraisal	\$401,679.00
Gas	EverSource	Mill Rate	60.21
Electrical		Taxes	\$16,929.85
		TERMS	
		511 & 519 Lakewood Rd.	
		Sale	\$630,000.00



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PROPERTY DATA FORM

PROPERTY ADDRESS	519 Lakewood Road
CITY, STATE	Waterbury, CT 06704

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,728 +/-	Air Conditioning	Yes Central Air
Number of floors	1	Sprinkler / Type	
Avail S/F	2,728 +/-	Type of Heat	Gas/ HVAC 7 Years Old
Ext. Construction		OTHER	
Ceiling Height	15'	Acres	.70
Roof	Newer/ Rubber	Zoning	CA
Date Built	1972	Parking	40-50 spots
		State Route / Distance To...	RTE 8 / RTE 64
		TAXES	
		Assessment	\$289,430.00
		Appraisal	\$413,478.00
		Mill Rate	60.21
		Taxes	\$17,426.58
		TERMS	
		511 & 519 Lakewood Rd.	
		Sale	\$630,000.00
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical	400 Amps		

