

## **CONTACT: MARY BUCKLEY**

E-mail: mbuckley.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762

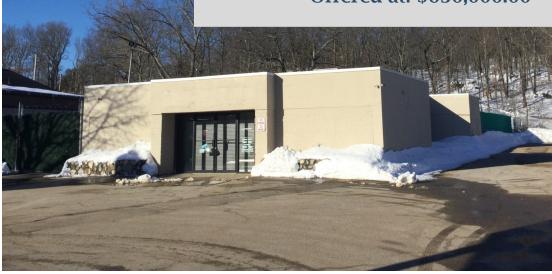
www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

## **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



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## PROPERTY DATA FORM

PROPERTY ADDRESS 511 Lakewood Road
CITY, STATE Waterbury, CT 06704

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BUILDING INFO		MECHANICAL EQUI	IP.
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 T	To RTE 8 / RTE 64
		TAXES	
		Assessment	\$281,180.00
UTILITIES		Appraisal	\$401,679,00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$16,929.85
Gas	EverSource	TERMS	
Electrical		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
UTILITIES		Appraisal	\$413,478.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$17,426.58
Gas	EverSource	TERMS	
Electrical	400 Amps	511 & 519 Lakewood Rd.	
		Sale	\$630,000.00

