

# FOR SALE



*492 Colonial Ave Waterbury & 609 Sunnyside Ave Oakville*

**2 Parcels - 2.24 Acres**  
**Ideal Development Site**  
**Possible Apartment Buildings**  
**Possible Retail**  
**Easy Access to RTE 8**

**Price: \$495,000.00**

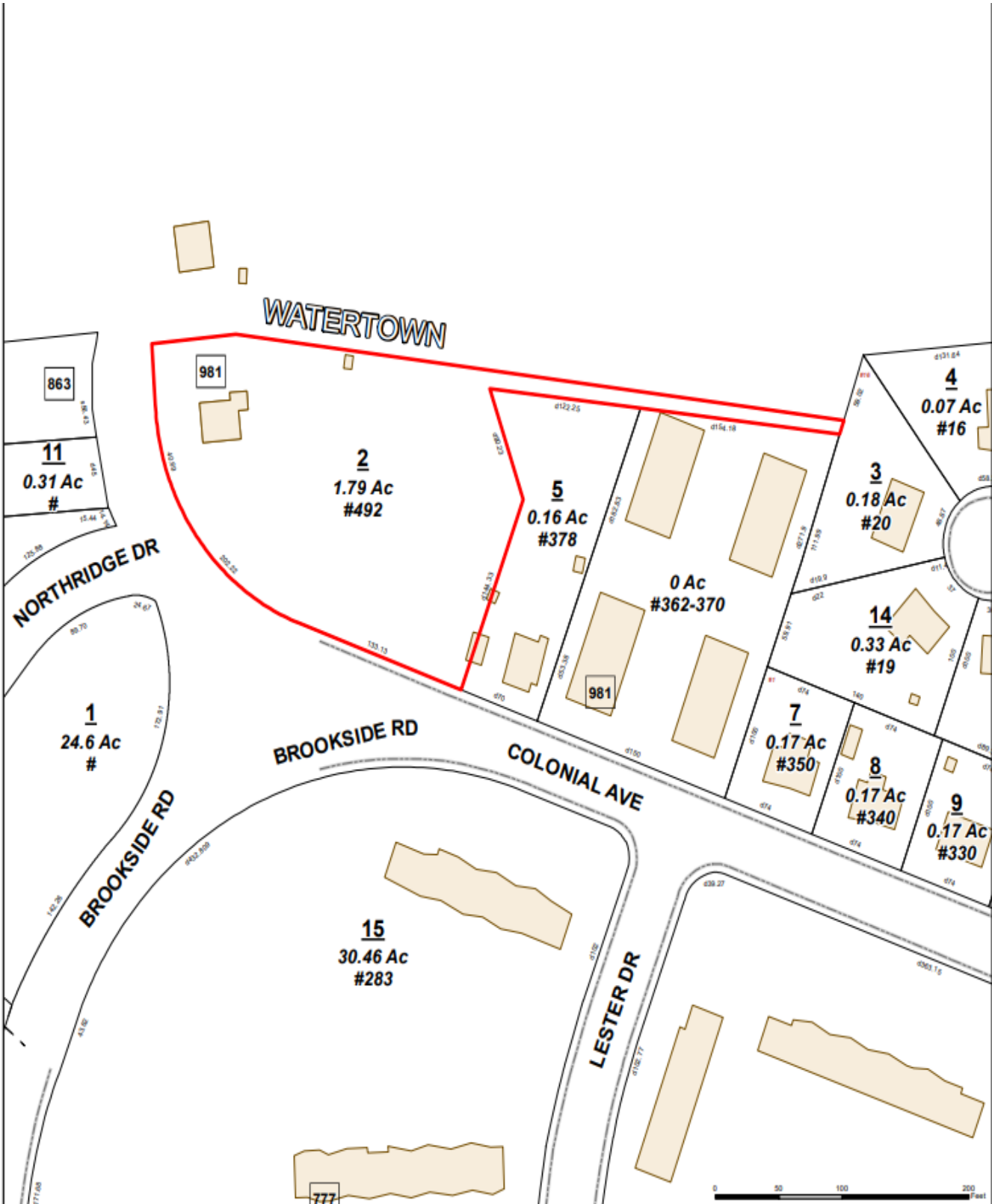
# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	492 Colonial Ave & 609 Sunnyside Ave
<b>CITY, STATE</b>	Waterbury, CT 06704 & Oakville, CT 06779

<b>BUILDING INFO</b>		<b>Colonial / Sunnyside</b>	<b>MECHANICAL EQUIP.</b>	<b>Colonial / Sunnyside</b>
Total S/F	1472	/ 832	Air Conditioning	No / Wall
Number of floors	2	/ 1	Sprinkler / Type	No / No
Avail S/F	1472	/ 832	Type of Heat	Oil / Oil
Ext. Construction	Wood	/ Wood	<b>OTHER</b>	
Roof	Gable		Acres	1.79 / .45
Ceiling Height			Zoning	/ R30
Date Built	1865	/ 1949	Parking	
			State Route / Distance To...	
			<b>TAXES</b>	
			Assessment	\$84,634 / \$147,800
<b>UTILITIES</b>	<b>Buyer to Verify</b>		Mill Rate	60.21 / 33.19
Sewer	City	/ Septic	Taxes	\$3,567.00 / \$3,436.00
Water	City	/ Well	<b>TERMS</b>	
Gas	Yes	/ Oil	Sale	\$495,000.00
Electrical	100			



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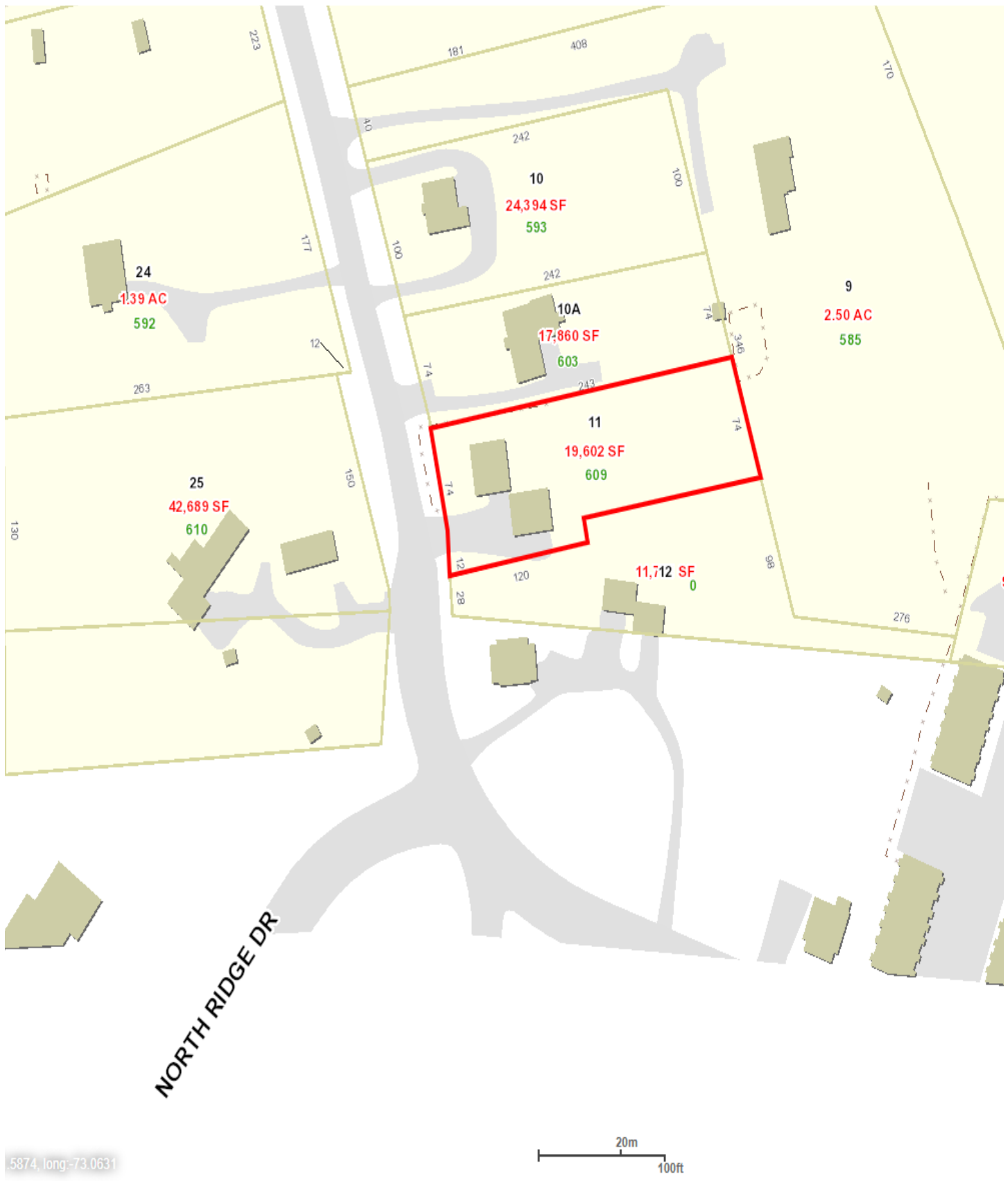
**City of Waterbury**  
Public Works Department

MBL: **0072-0981-0002**  
ADDRESS: **492 COLONIAL AVE**

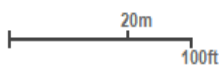
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