

FOR SALE/LEASE

**454 Wolcott Street & 462 Wolcott Street
Waterbury, CT**



**454 Wolcott Street
4,000 S/F Including Lower Level Retail/ Office Building
Offered at: \$3,800 Gross + Utilities**

**462 Wolcott Street
2,300 S/F +/- Retail/Office Building (**Leased**)
Great High Traffic Location 1 Mile to I-84
Building Signage Available
Ideal for Wide Variety of Uses Looking for High Visibility
Sale asking: \$475,000.00**

PROPERTY DATA FORM

PROPERTY ADDRESS	454 Wolcott Street & 462 Wolcott Street
CITY, STATE	Waterbury, CT 06705

BUILDING INFO	462	454	MECHANICAL EQUIP.	
Total S/F	2,300 +/-	4,589 +/-	Air Conditioning	Central
Number of floors	2	2	Sprinkler / Type	
Avail S/F	0		Type of Heat	Forced Hot Air
Office Space			OTHER	
Drive in Doors			Acres	
Ext. Construction	Wood Siding		Zoning	
Ceiling Height			Parking	Ample
Roof	Asphalt Shingles	Asphalt Shingles	State Route / Distance	I-84 - 1 mile
Date Built	1950	1985	TAXES	
				462 / 454
			Assessment	\$94,690 / \$171,260
			Appraisal	\$135,265 / \$244,655
			Mill Rate	60.21
			Taxes	\$5,701.28 / \$10,311.56
			TERMS	
			Sale	\$475,000.00
			Lease #454	\$3,800 Gross
				+ Utilities
UTILITIES				
Sewer	City			
Water	City			
Gas	EverSource			
Electrical	200 Amps	200 Amps		

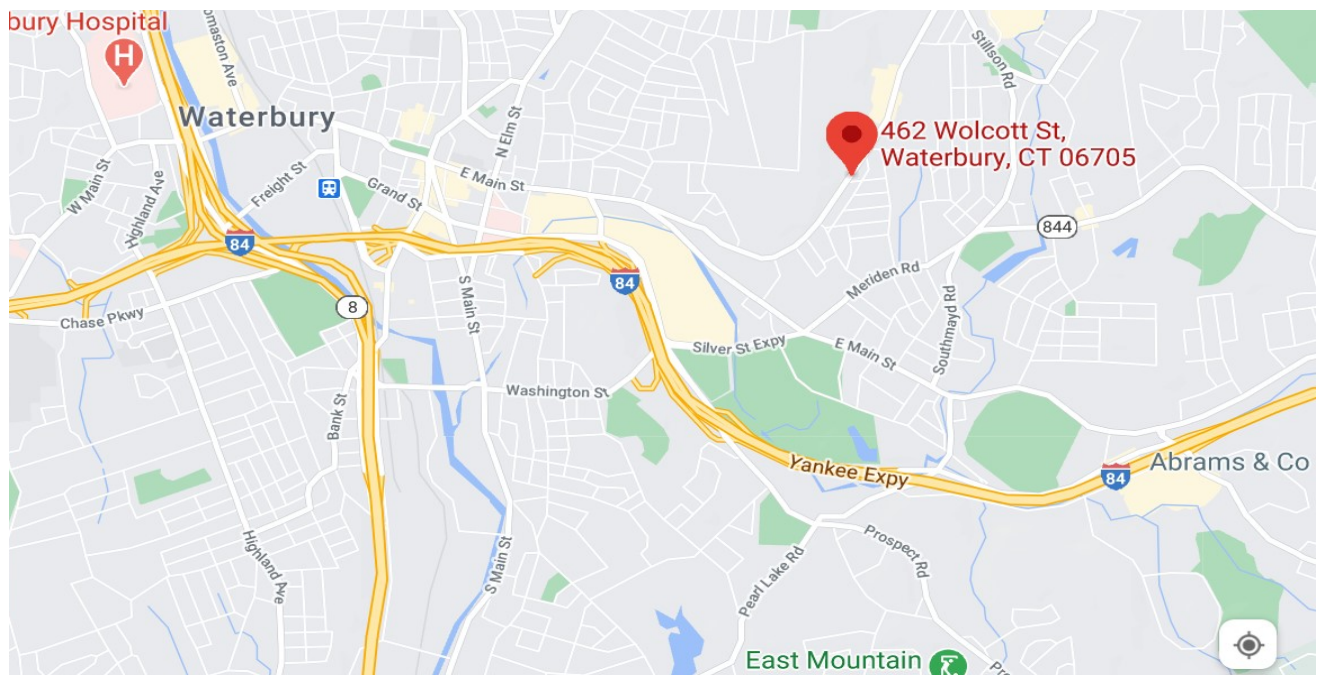
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454 Wolcott, Street



462 Wolcott, Street





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