

FOR SALE/LEASE

454 Wolcott Street & 462 Wolcott Street
Waterbury, CT



454 Wolcott Street
2,800 S/F+ Finished Lower Level Retail/Office Building
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
\$12 PSF Gross + utilities

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
UTILITIES			TERMS	
Sewer	City		Sale	\$475,000.00
Water	City		Lease #454	\$12 PSF Gross
Gas	EverSource			+ Lower Level S/F
Electrical	200 Amps	200 Amps		

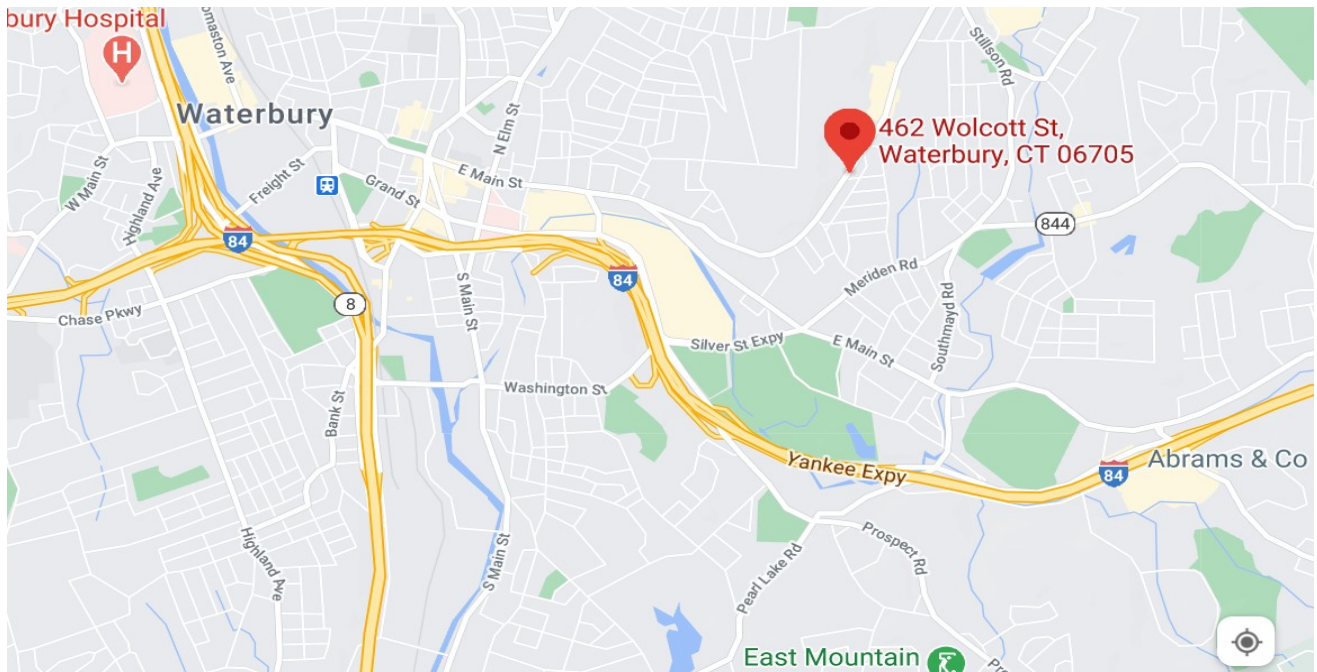
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454 Wolcott, Street



462 Wolcott, Street





CONTACT: ED GODIN or MICHAEL GRIEDER
E-mail: EGodinpb@gmail.com, mgrieder.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100