

FOR SALE



***1658 Thomaston Ave
Waterbury, CT 06704***

**1.41 Acres of Commercial Land
Great Corner Lot on Busy Thomaston Road
Approved Site Plan with Potential for
Mixed Use Redevelopment
Asking \$359,000.00**

PROPERTY DATA FORM

PROPERTY ADDRESS	1658 Thomaston Ave
CITY, STATE	Waterbury, CT 06704

BUILDING INFO

Total S/F
 Available S/F
 Office Space
 Number of floors
 Ext. Construction
 Ceiling Height
 Possible Uses Per Zoning

Retail/Dining
 Outdoor Recreation
 Residential structures
 Short term lodging

MECHANICAL EQUIP.

Air Conditioning
 Sprinkler / Type
 Type of Heat

OTHER

Acres 1.41
 Zoning CG
 Parking
 State Route/Distance to... 6/10 to Rt 8

TAXES

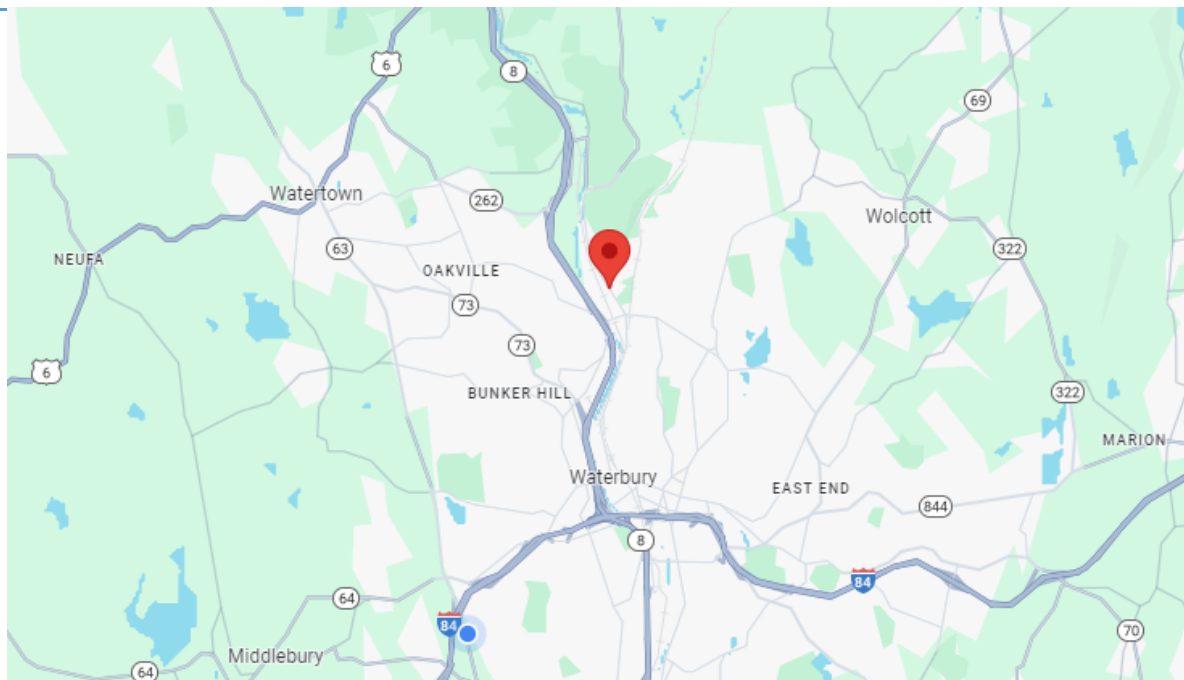
Assessment
 Appraisal
 Mill Rate 60.21
 Taxes \$3,894.00

UTILITIES

Sewer
 Water
 Gas/Oil
 Electrical

TERMS

Sale Rate \$359,000.00



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Open Space Plan
 F & M Real Estate, LLC
 Sheffield Street
 and
 11000 Thomaston Avenue
 Waterbury, Connecticut

Project No.	10-16	Scale	1"=20'
Client	F & M Real Estate, LLC	Sheet No.	1 of 1
Project Name	Open Space Plan	Date	10/16/10
Project Location	11000 Thomaston Avenue, Waterbury, CT	Author	J. J. ...
Project Manager	J. J. ...	Checker	J. J. ...
Project Engineer	J. J. ...	Printer	J. J. ...



DATE	10/16/10
BY	J. J. ...
CHECKED BY	J. J. ...
PROJECT	Open Space Plan
LOCATION	11000 Thomaston Avenue, Waterbury, CT

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DATE	
BY	
CHECKED BY	

CONTRACT NO. 10-16
 SHEET NO. 1 OF 1
 PROJECT NAME: Open Space Plan
 PROJECT LOCATION: 11000 Thomaston Avenue, Waterbury, CT
 PROJECT MANAGER: J. J. ...
 PROJECT ENGINEER: J. J. ...
 PROJECT CHECKER: J. J. ...
 PROJECT DATE: 10/16/10

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