

# 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 \$319,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	1658 Thomaston Ave
<b>CITY, STATE</b>	Waterbury, CT 06704

BUILDING INFO	MECHANICAL EQUIP.
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Total S/F	Air Conditioning
Available S/F	Sprinkler / Type
Office Space	Type of Heat
Number of floors	<b>OTHER</b>
Ext. Construction	Acres 1.41
Ceiling Height	Zoning CG
Possible Uses Per Zoning	Parking
Retail/Dining	State Route/Distance to... 6/10 to Rt 8
Outdoor Recreation	
Residential structures	
Short term lodging	

## UTILITIES

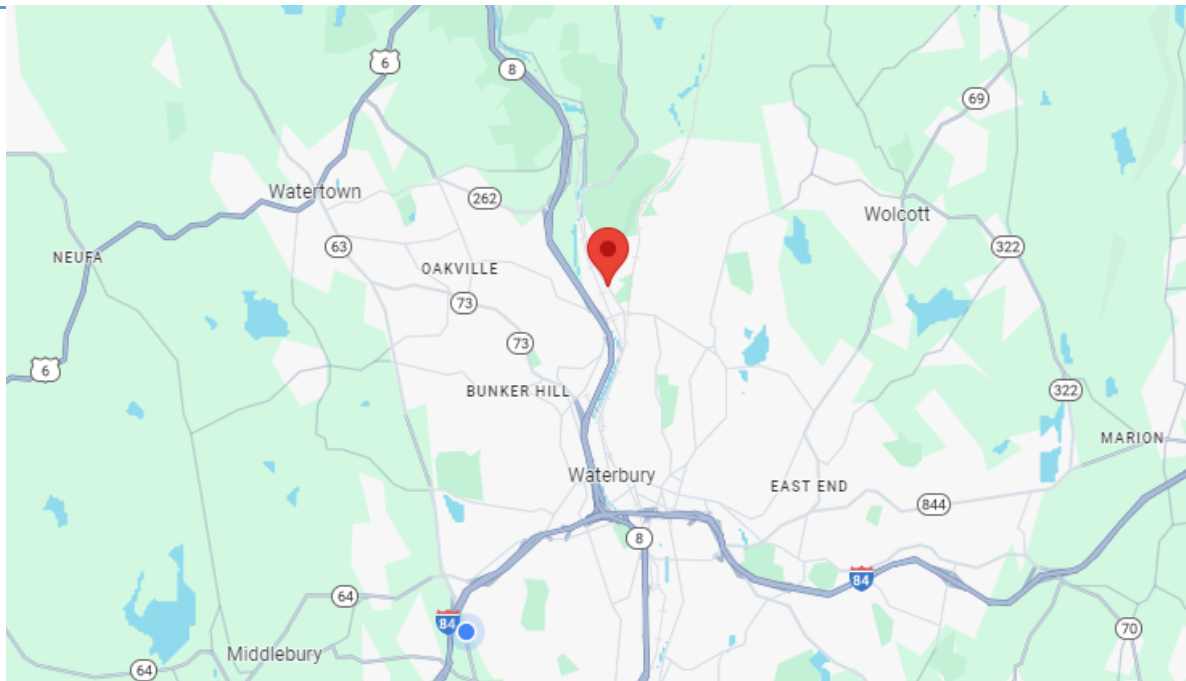
Sewer  
Water  
Gas/Oil  
Electrical

## TAXES

Assessment	\$64,680.00
Appraisal	\$92,400.00
Mill Rate	49.44
Taxes	\$3,197.78

## TERMS

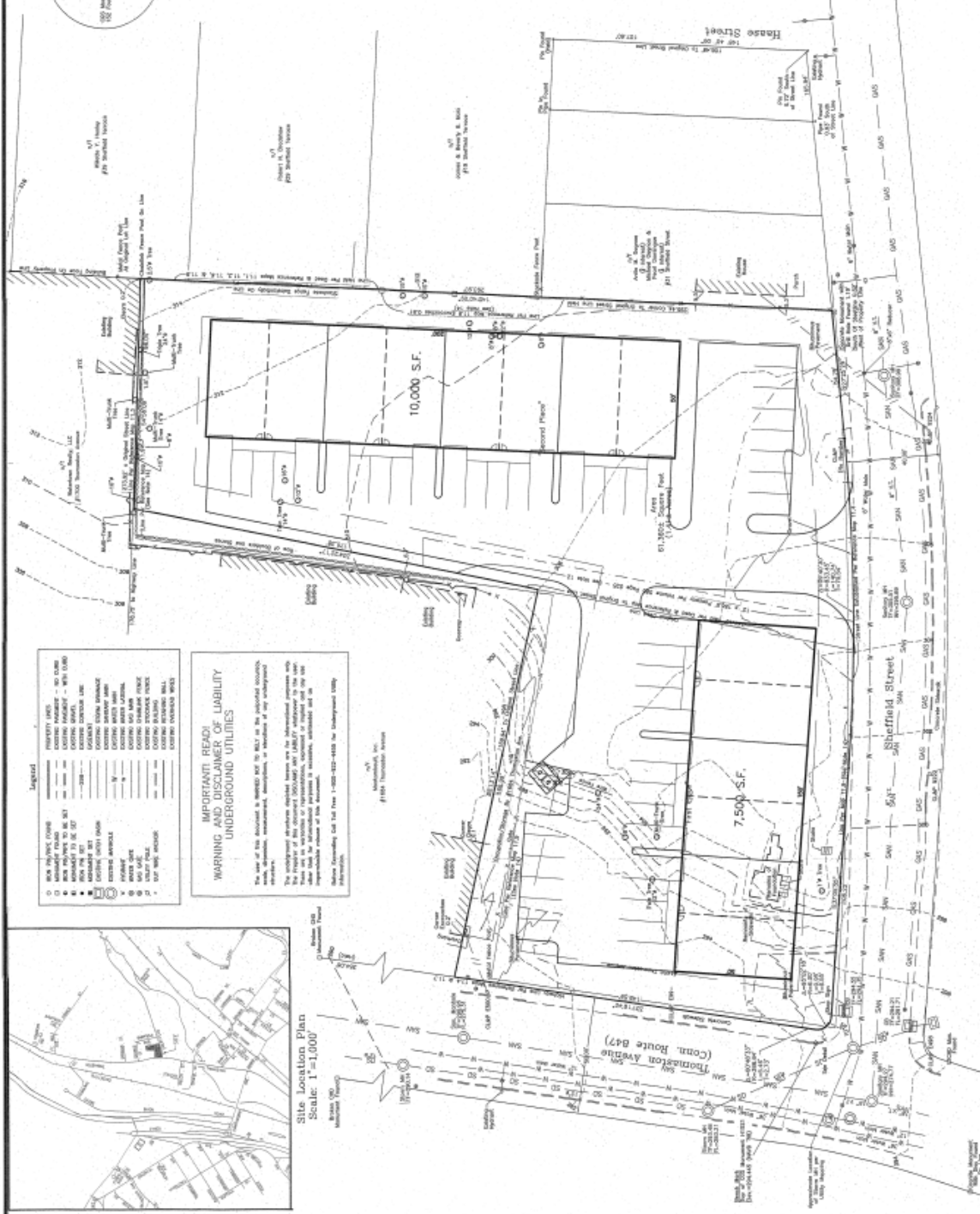
Sale Rate	\$319,000.00
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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



Magazine North November 8, 2009  
0 20' 40' 60'



**Legend**

PROVIDED LINES	PROVIDED LINES
EXISTING CURB	EXISTING CURB
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING DRIVE	EXISTING DRIVE
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING DRIVE	EXISTING DRIVE
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING DRIVE	EXISTING DRIVE
EXISTING SIDEWALK	EXISTING SIDEWALK
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EXISTING DRIVE	EXISTING DRIVE
EXISTING SIDEWALK	EXISTING SIDEWALK
EXISTING DRIVE	EXISTING DRIVE
EXISTING SIDEWALK	EXISTING SIDEWALK

**IMPORTANT! READ!**  
**DISCLAIMER OF LIABILITY**  
**UNDERGROUND UTILITIES**

The user of this document is advised not to rely on the information contained herein for any other purposes. The user of this document is advised to verify the accuracy of the information contained herein. The user of this document is advised to verify the accuracy of the information contained herein. The user of this document is advised to verify the accuracy of the information contained herein.



**PLANNING NOTES**

- THIS IS A PRELIMINARY SHOWING LAYOUT, AS SUCH SPECIFIC THE PLAN NOT BEING BOUND BY THESE NOTES AND COORDINATE HAVE NOT BEEN FIELD.
- COORDINATES SHOULD BE CORRECT TO A PROPERTY LINE ADJACENT WITH ADJACENT PARCELS TO THE WEST.
- PARCELS AND LOTS RELAYED.
- FURTHER ACCESS EXAMINATION TO THIS ADJACENT PARCELS AND LOTS RELAYED.

**SCHEMATIC SITE DEVELOPMENT PLAN**  
FOR  
**SHEFFIELD STREET**  
AND  
**1658 THOMASTON AVENUE**  
WATERBURY, CONNECTICUT  
SCALE: 1" = 20'  
DATE: DEC. 15, 2021

PREPARED BY  
**OEC Design Consortium, LLC**  
LAND DEVELOPMENT CONSULTANTS  
200 BROADWAY, SUITE 100, WATERBURY, CONNECTICUT 06410  
TEL: 802-333-4400 FAX: 802-333-4401 WWW.OECDESIGNCONSORTIUM.COM



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

Project No.	10-16	Scale	1"=40'
Client	F & M Real Estate, LLC	Sheet No.	1 of 1
Project Name	11000 Thomaston Avenue	Project Date	10/16/10
Project Location	Waterbury, CT	Project Status	Final
Project Description	Open Space Plan	Project Manager	[Signature]
Project Engineer	[Signature]	Project Designer	[Signature]
Project Checker	[Signature]	Project Approver	[Signature]



DATE	10/16/10
SCALE	1"=40'
PROJECT NO.	10-16
PROJECT NAME	11000 Thomaston Avenue
PROJECT LOCATION	Waterbury, CT
PROJECT DESCRIPTION	Open Space Plan
PROJECT ENGINEER	[Signature]
PROJECT DESIGNER	[Signature]
PROJECT CHECKER	[Signature]
PROJECT APPROVER	[Signature]

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DATE	
SCALE	
PROJECT NO.	
PROJECT NAME	
PROJECT LOCATION	
PROJECT DESCRIPTION	
PROJECT ENGINEER	
PROJECT DESIGNER	
PROJECT CHECKER	
PROJECT APPROVER	

CONTRACT NO. 10-16-10  
 SHEET NO. 1 OF 1  
 DATE: 10/16/10  
 SCALE: 1"=40'  
 PROJECT NO.: 10-16  
 PROJECT NAME: 11000 Thomaston Avenue  
 PROJECT LOCATION: Waterbury, CT  
 PROJECT DESCRIPTION: Open Space Plan  
 PROJECT ENGINEER: [Signature]  
 PROJECT DESIGNER: [Signature]  
 PROJECT CHECKER: [Signature]  
 PROJECT APPROVER: [Signature]

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