

FOR SALE/LEASE



Parcel B Watertown Ave

Waterbury, CT 06708

Prime Commercial Development Lot

Along Well Traveled State RT 73- Watertown Ave

Join Cumberland Farms, Dunkin Donuts & Subway in Nearby Plaza

For Sale \$450,000.00

Or

Land Lease Available

PROPERTY DATA FORM

PROPERTY ADDRESS Parcel B- Watertown Ave

CITY, STATE Waterbury, CT 06708

BUILDING INFO MECHANICAL EQUIP.

Total S/F 2.11 acres Air Conditioning

Number of floors Sprinkler / Type

Avail S/F 2.11 acres Type of Heat

OTHER

Ceiling Height Acres 2.11 acres

Roof Zoning CA

Date Built Parking

State Route / Distance To... 1 mile to RT 8

TAXES

Assessment \$408,380.00

Appraisal \$583,400.00

Taxes \$28,843.30

Mill Rate 49.44

TERMS

Sale \$450,000.00

Lease Available

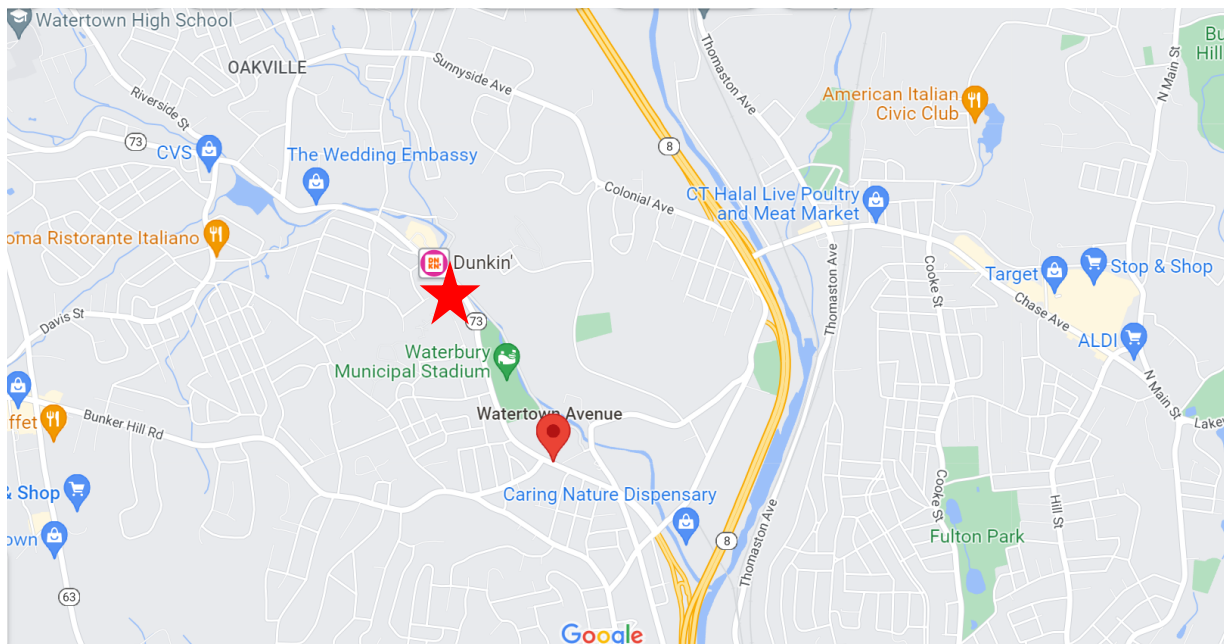
UTILITIES

Sewer

Water Available

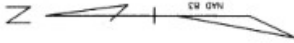
Gas

Electrical



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.

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 RECEIVED/REVISIONS
 2016/07/29 09:00:35



Received & Read
 September 29, 2016
 Date: 9/29/16
 Name: [unclear]
 Title: [unclear]

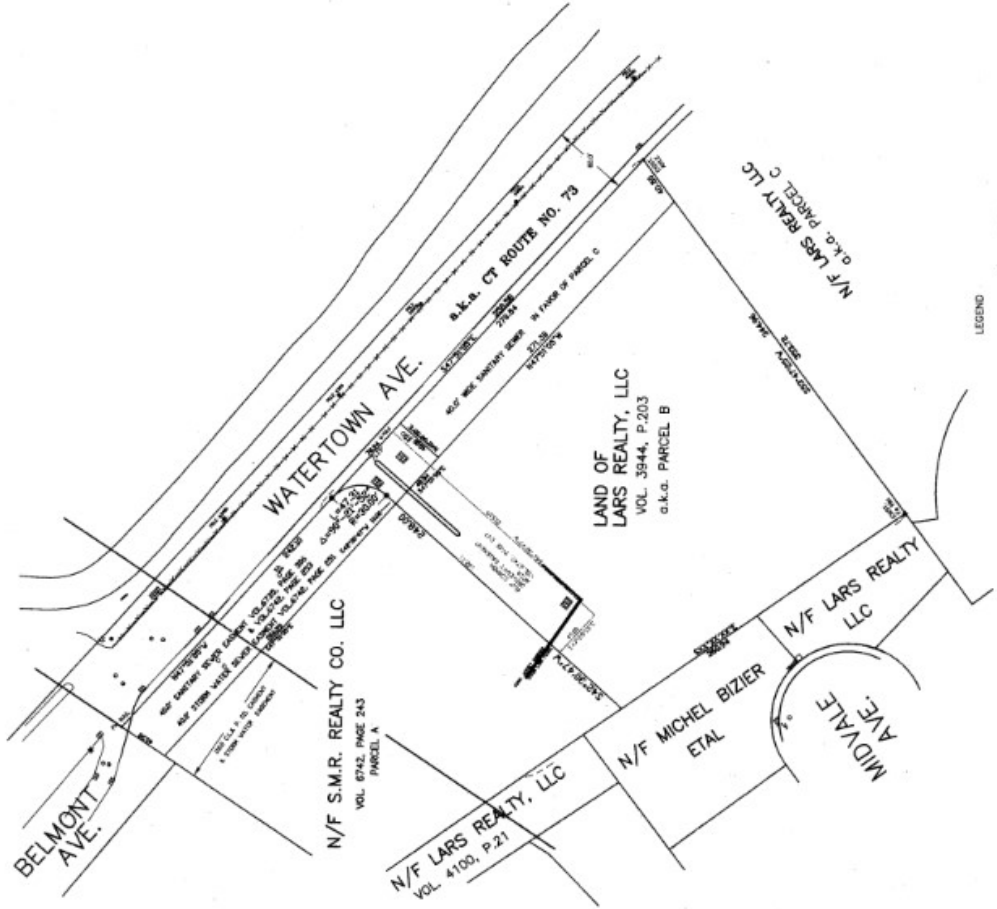
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PROPERTY SURVEY
 SHOWING PROPOSED SANITARY SEWER EASEMENT
 ACROSS THE LAND OF
LARS REALTY, LLC,

WATERTOWN AVENUE, a.k.a. CT Rte. 73
 WATERBURY CONNECTICUT
 SCALE 1" = 40' REVISED AUG. 18, 2016
 APRIL 17, 2016



DATE OF SURVEY: AUGUST 18, 2016
 SURVEYOR: GUY BURGESS, L.L.C.
 18 SORRELL ROAD, WATERTOWN, CT 06795 (203) 238-0785



LEGEND
 09 SUBDIVISION LOT MARKERS
 --- EDGE OF WOODS
 --- POLYLINE CURBING
 --- EDGE OF TOWNSHIP
 *** METERS PLAN & HISTORY

NOT VALID
 UNLESS INDEXED
 FOR ANY INFORMATION
 CONTACT @ 2016

* TO AN INSTRUMENT AND MAKE THE MAP
 FULLY CORRECTED TO THE
 DATE OF RECORDING
 GUY BURGESS, L.L.C. 10161

THIS MAP PRODUCED
 BY GUY BURGESS, L.L.C.
 GUY BURGESS, L.L.C.

- MAP REFERENCES
- STATE OF CONNECTICUT D.O.T. RT. NO. 73, HIGHWAY MAPING.
 - PLAN OF MISCELL. TERRACE WATERBURY CONN. 1945 OWNED BY ELIZABETH MISSELL THE A.J. PATON CO. SURVEYOR SCALE 1" = 30' FEET
 - WATERTOWN AVENUE, WATERBURY CONN. 1952 OWNED BY ELIZABETH MISSELL BY THE STATE OF CONNECTICUT SURVEYOR SCALE 1" = 30' FEET
 - "MIDVALE" SITE PLAN PREPARED FOR ACQUA COUNTY INC. BELMONT AVENUE, WATERTOWN, CT. 1988 SCALE 1" = 40' FEET, BLUMED TO A 10' WIDE SANITARY SEWER EASEMENT ACROSS THE PROPERTY OF LARS REALTY, LLC.
 - "SUBDIVISION PLAN PENNSYLVANIA DISTRICTS, INC. WATERBURY CT SCALE 1" = 40' AUG. 30, 1985
 - "KORNER'S KEYHOLE LOT" DRAWING 3A, PAGE 85

SURVEY NOTES
 THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE
 CONN. STAT. § 36-200 OF THE GENERAL STATUTES OF CONNECTICUT. THE SURVEY
 WAS CONDUCTED IN ACCORDANCE WITH THE STATE OF CONNECTICUT AS ENFORCED BY
 THE CONN. STATE SURVEYOR AND BY THE STATE OF CONNECTICUT AS ENFORCED BY
 THE CONN. STATE SURVEYOR. THE TYPE OF SURVEY PERFORMED IS AN ANGLE SURVEY.
 BOUNDARY DETERMINATION IS BASED ON AN ANGLE SURVEY BASED UPON
 MARKS IDENTIFIED ABOVE.
 THIS SURVEY CONFORMS TO A CLASS A-H HORIZONTAL ACCURACY.
 THIS SURVEY WAS PERFORMED IN THE FIELD MARCH 2015.