

Godin Property Brokers^{LLC}



Commercial / Industrial

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/LEASE



Parcel D 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

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.

PROPERTY DATA FORM

PROPERTY ADDRESS Parcel D- Watertown Ave

CITY, STATE Waterbury, CT 06708

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	1.89 acres	Air Conditioning
Number of floors		Sprinkler / Type
Avail S/F	1.89 acres	Type of Heat
Ext. Construction		
Ceiling Height		
Roof		
Date Built		

OTHER

Acres	1.89 acres
Zoning	CA
Parking	
State Route / Distance To...	1 mile to RT 8

TAXES

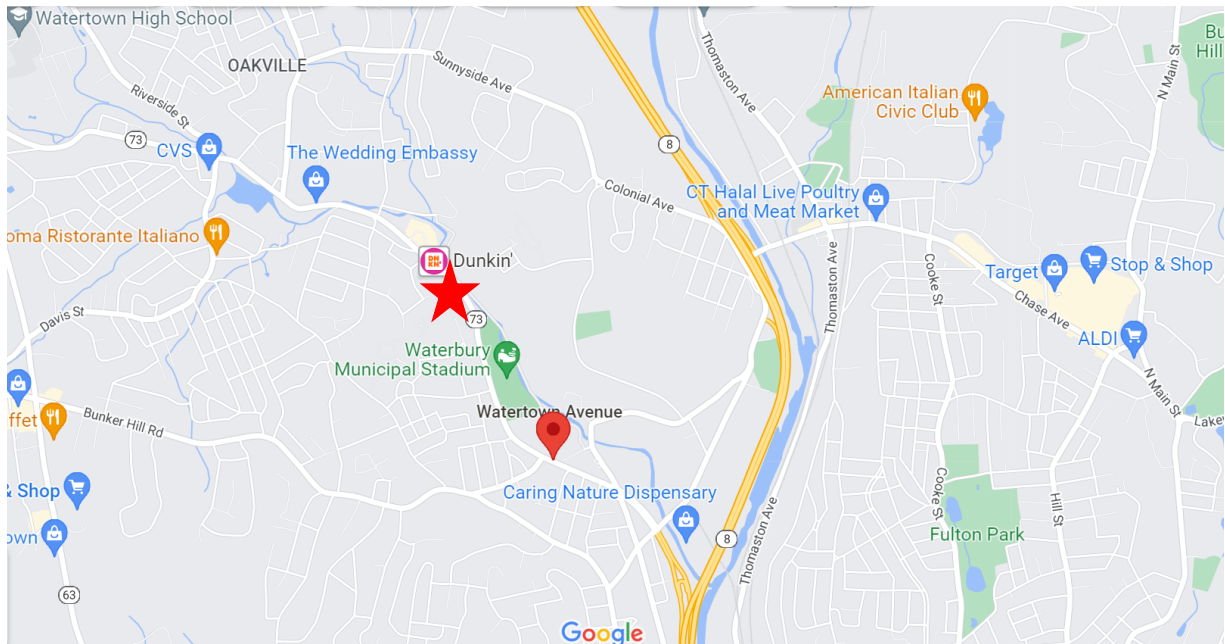
Assessment	\$379,680.00
Appraisal	\$542,400.00
Taxes	\$18,771.38
Mill Rate	49.44

UTILITIES

Sewer	
Water	Available
Gas	
Electrical	

TERMS

Sale	\$450,000.00
Lease	Available



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