

FOR SALE/LEASE

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**3025 East Main Street
Waterbury, CT 06705**

**1.24 Acres of Improved Land on Busy East Main Street
Ideal for Express Drive-thru for Fast Food**

Site Work Performed:

Excavation, Retaining Wall, Drainage, Grading, Curb-cut

Offered at \$495,000.00

Lease: Available/ TBD

PROPERTY DATA FORM

PROPERTY ADDRESS 3025 East Main Street

CITY, STATE Waterbury, CT 06705

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	Air Conditioning
Number of floors	Type of Heat
Avail S/F	
Office Space	
Drive in Doors	
Ext. Construction	
Ceiling Height	
Roof	
Date Built	

OTHER

Acres	1.24
Zoning	CA
Parking	Ample
State Route / Distance To...	I-84 / Quick Access

TAXES

Assessment	\$171,490.00
Appraisal	\$244,988.00
Mill Rate	60.21
Taxes	\$10,325.41

UTILITIES **Tenant/Buyer to Verify**

Sewer	Available
Water	Available
Gas	Available
Electrical	

TERMS

Sale	\$495,000.00
Lease	Available/TBD



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Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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