

CONTACT: MARY BUCKLEY

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FOR SALE/LEASE



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:

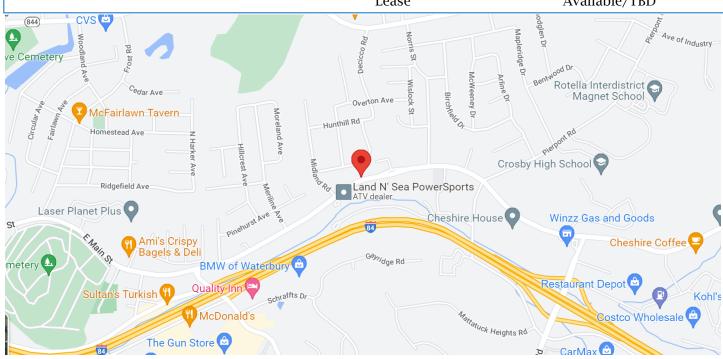
Excavation, Retaining Wall, Drainage, Grading, Curb-cut
Offered at \$495,000.00
Lease: Available/ TBD

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 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 **OTHER** 1.24 Drive in Doors Acres CA Ext. Construction Zoning Ceiling Height **Parking Ample** Roof State Route / Distance To... I-84 / Quick Access Date Built **TAXES** Assessment \$171,490.00 **UTILITIES** Tenant/Buyer to Verify Appraisal \$244,988.00 Sewer Available Mill Rate 60.21 Water Available **Taxes** \$10,325.41 Gas Available **TERMS** Electrical \$495,000.00 Sale Available/TBD Lease



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