

**CONTACT: Michael Grieder**

E-mail: [Mgrieder.gpb@gmail.com](mailto:Mgrieder.gpb@gmail.com)

850 Straits Tpk, Suite 204

Middlebury, CT 06762

[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

Phone: 203-577-2277 Fax: 203-577-2100

# FOR SALE



**771 Lakewood Road  
Waterbury, CT 06704**

**Automotive/Retail Garage Site**

**5,568 +/- S/F**

**8 Drive-in Service Bays, 15'-18' Ceilings**

**Ideal for Auto Repair, Retail or**

**Flex/Showroom Use**

**Prime Corner Exposure on Wolcott St/Lakewood Rd**

**Heavy Daily Traffic Count (17,900 +/- Per DOT)**

**Plenty of On-Site Parking**

**Offered at \$525,000.00**



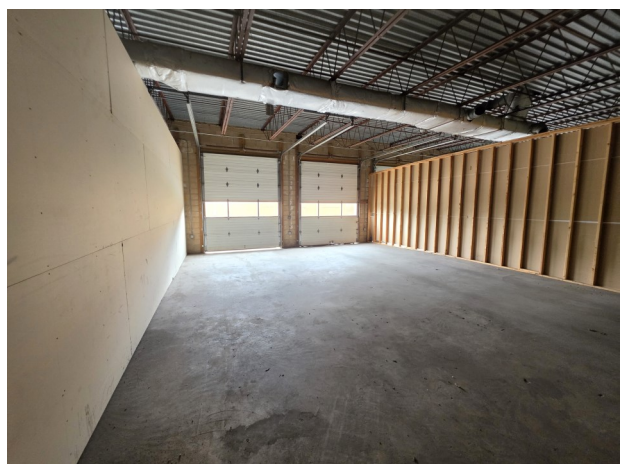
# PROPERTY DATA FORM

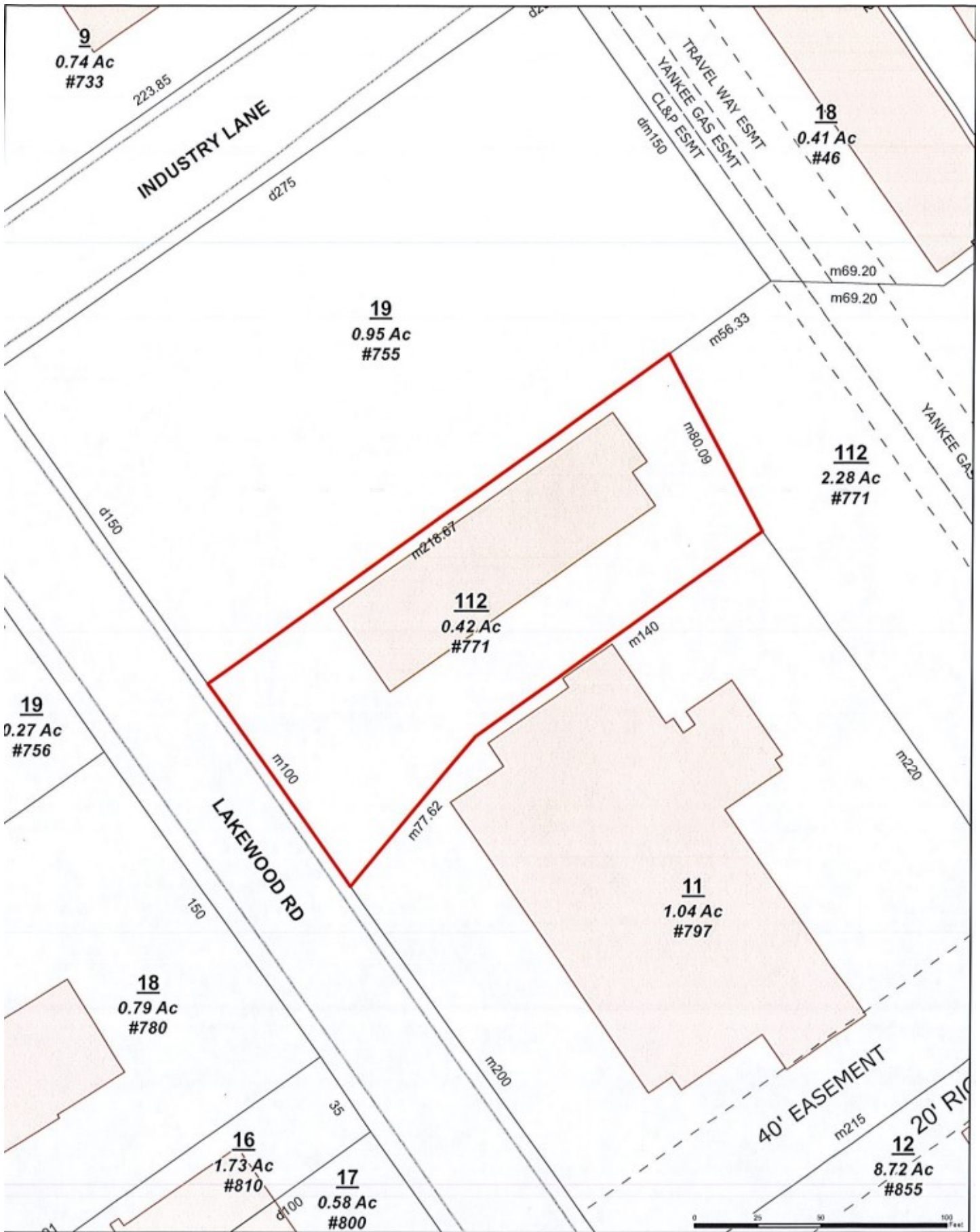
|                  |                     |
|------------------|---------------------|
| PROPERTY ADDRESS | 771 Lakewood Rd     |
| CITY, STATE      | Waterbury, CT 06704 |

| BUILDING INFO     |                        | MECHANICAL EQUIP.            |                |
|-------------------|------------------------|------------------------------|----------------|
| Total S/F         | 5,568 +/-              | Air Conditioning             | Central Air    |
| Number of floors  | 1                      | Sprinkler / Type             | Wet            |
| Avail S/F         | 5,568 +/-              | 772 +/-                      | FHA            |
|                   |                        | OTHER                        |                |
|                   |                        | Acres                        | .42            |
|                   |                        | Zoning                       | CA             |
| Ext. Construction | Concrete Block - Metal | Parking                      | Plenty on Site |
| Ceiling Height    | 15'-18'                | State Route / Distance To... |                |
| Roof              | Flat-Metal             | TAXES                        |                |
| Date Built        | 1989                   | Assessment                   | \$319,760.00   |
| UTILITIES         | Tenant/Buyer to Verify | Appraisal                    | \$456,800.00   |
| Sewer             | City                   | Mill Rate                    | 49.44          |
| Water             | City                   | Taxes                        | \$15,808.93    |
| Gas               | EverSource             | TERMS                        |                |
| Electrical        |                        | Sale                         | \$525,000.00   |



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.





**City of Waterbury**  
Public Works Department

MBL: **0186-0831-1121**  
ADDRESS: **771 LAKEWOOD RD**

This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.

