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FOR SALE



**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

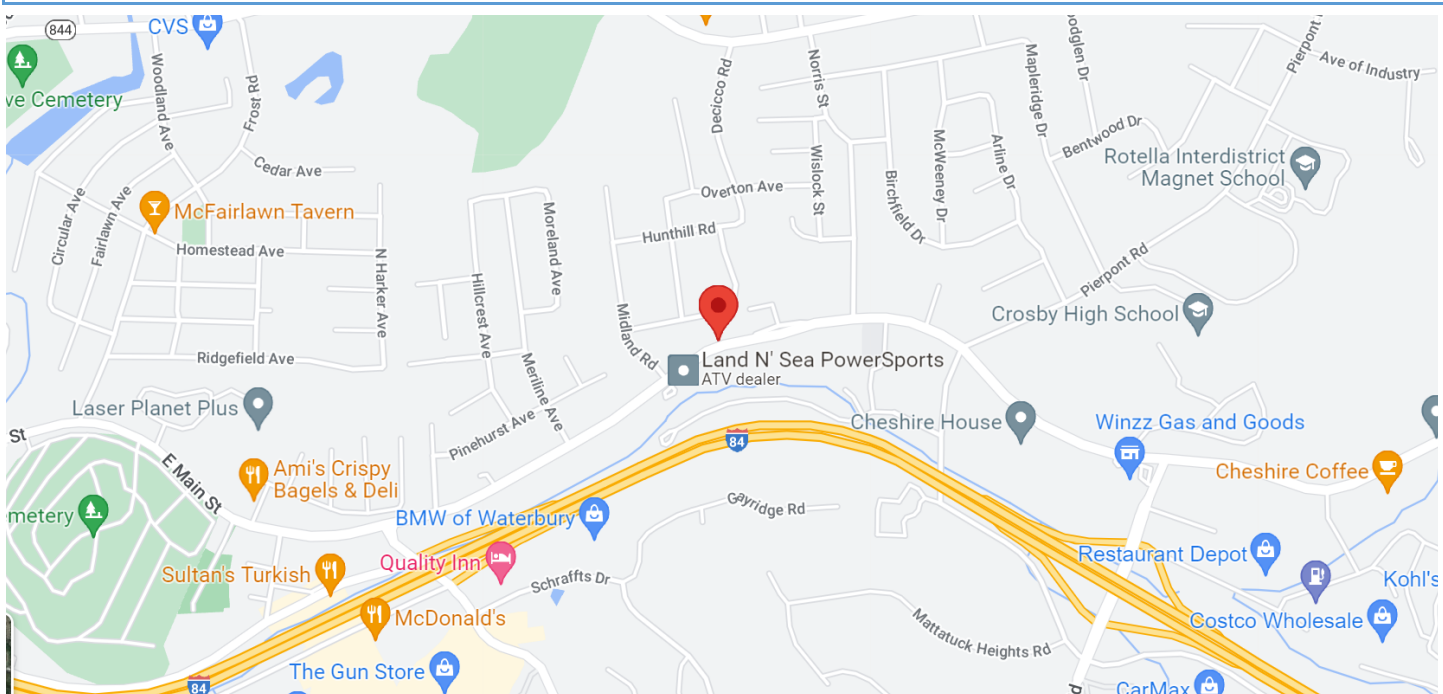
~~**Offered at \$495,000.00**~~

PRICE REDUCED!! \$299,000.00

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	
Drive in Doors		Acres	1.24
Ext. Construction		Zoning	CA
Ceiling Height		Parking	Ample
Roof		State Route / Distance To...	I-84 / Quick Access
Date Built		TAXES	
		Assessment	\$171,500.00
UTILITIES		Tenant/Buyer to Verify	Appraisal
Sewer	Available		\$245,000.00
Water	Available	Mill Rate	43.34
Gas	Available	Taxes	\$7,432.81
		TERMS	
Electrical		Sale	\$299,000.00

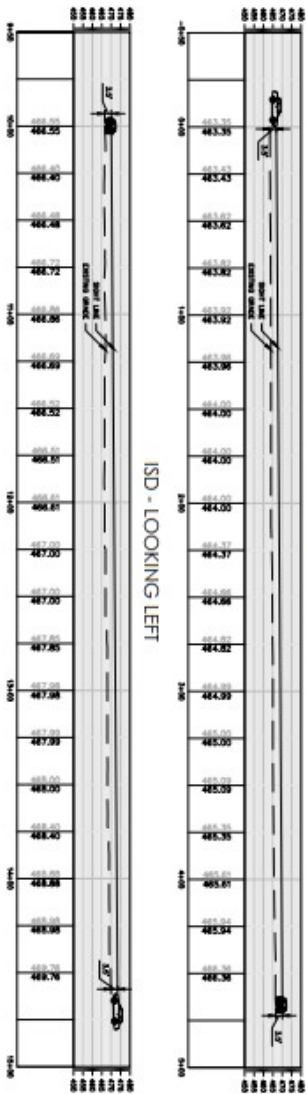


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BL Architecture
Engineering
Environmental
Land Surveying



FOR RESULTING PURPOSES ONLY
NOT RELIABLE FOR CONSTRUCTION



REVISIONS	DATE	BY	CHKD	APP'D
1	01/11/2011	J. L. L.	J. L. L.	J. L. L.
2	01/11/2011	J. L. L.	J. L. L.	J. L. L.
3	01/11/2011	J. L. L.	J. L. L.	J. L. L.
4	01/11/2011	J. L. L.	J. L. L.	J. L. L.
5	01/11/2011	J. L. L.	J. L. L.	J. L. L.
6	01/11/2011	J. L. L.	J. L. L.	J. L. L.
7	01/11/2011	J. L. L.	J. L. L.	J. L. L.
8	01/11/2011	J. L. L.	J. L. L.	J. L. L.
9	01/11/2011	J. L. L.	J. L. L.	J. L. L.
10	01/11/2011	J. L. L.	J. L. L.	J. L. L.

PROPOSED FARM STORES
3025 EAST MAIN STREET (ROUTE 801)
WATERBURY, NEW HAVEN COUNTY, CONNECTICUT



Architecture
Engineering
Environmental
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