

FOR SALE



3436 - 3452 East Main Street & MBL# 0403-0155-0062
Waterbury, CT 06705

Location! Location! Location!

Attention Developers - Prime Development Opportunity

4.18 +/- Acres Retail Zoned Development Land on Busy East Main Street

3 +/- Buildable Acres - Excellent Frontage & Visibility

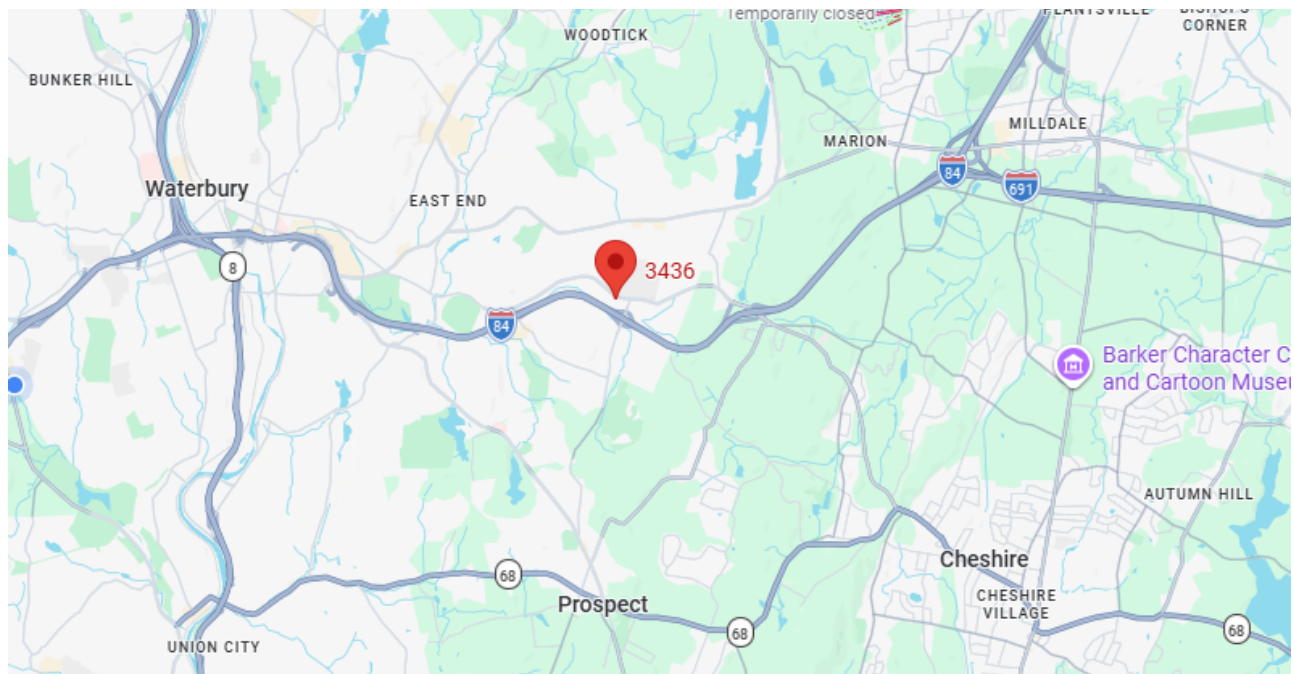
**Ideal Location for a Variety of Retail, Commercial or Mixed-Use
Development Opportunities**

Offered at \$2,995,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	3436 - 3452 East Main Street & MBL# 0403-0155-0062
CITY, STATE	Waterbury, CT 06705

BUILDING INFO	3436	/	3452	MECHANICAL EQUIP.	3436	/	3452
Total S/F	764 +/-	/	1,862 +/-	Air Conditioning	Split	/	Split
Number of floors	1	/	1	Type of Heat	Oil	/	Oil
Avail S/F	764 +/-	/	1862 +/-	Sprinkler	No	/	No
				OTHER	3436	/	3452 / MBL#
				Acres	1.34 +/-	.65 +/-	2.19 +/-
Ext. Construction				Zoning	CG		
Ceiling Height				Parking			
Roof	Gable	/	Gable	State Route / Distance To...	Quick Access to I-84		
Date Built	1951	/	1935	TAXES	3436	/	3452 / MBL#
				Assessment	\$119,700 / \$129,080 / \$44,870		
UTILITIES				Tenant/Buyer to Verify	Appraisal	\$171,000 / \$184,400 / \$64,100	
Sewer	City	/	City	Mill Rate	43.34		
Water	City	/	City	Taxes	\$5,187.80 / \$5,594.33 / \$1,945		
Gas/Oil	Oil	/	Oil	TERMS			
Electrical	100	/	100	Sale	\$2,995,000.00		



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