

FOR SALE/LEASE



**771 Lakewood Road
Waterbury, CT 06704**

**28,772 +/- S/F Commercial Opportunity
Highly Visible Waterbury Location
Prime Adaptive Reuse Opportunity
Retail, Sports, Recreational Uses & More
Can Demise to 5,000 +/- S/F
Leasing from \$10 NNN
Offered at \$1,450,000.00**

PROPERTY DATA FORM

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

BUILDING INFO	Retail / Warehouse	MECHANICAL EQUIP.	Retail / Warehouse
Total S/F	28,772 +/- / 3,900 +/-	Air Conditioning	Central Air
Number of floors	1 / 1	Sprinkler / Type	Wet
Avail S/F	28,772 +/- / 3,900 +/-	772 +/-	FHA
Will Subdivide to	5,000 +/- / -----	OTHER	
		Acres	2.28
		Zoning	CA
Ext. Construction	Concrete Block - Metal	Parking	Plenty on Site
Ceiling Height	16'-19'	State Route / Distance To...	
Roof	Flat-Metal	TAXES	
Date Built	1989	Assessment	\$1,381,660.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$1,973,800.00
Sewer	City	Mill Rate	49.44
Water	City	Taxes	\$68,309.27
Gas	EverSource	TERMS	
Electrical		Sale	\$1,450,000.00
		Lease from	\$10 NNN



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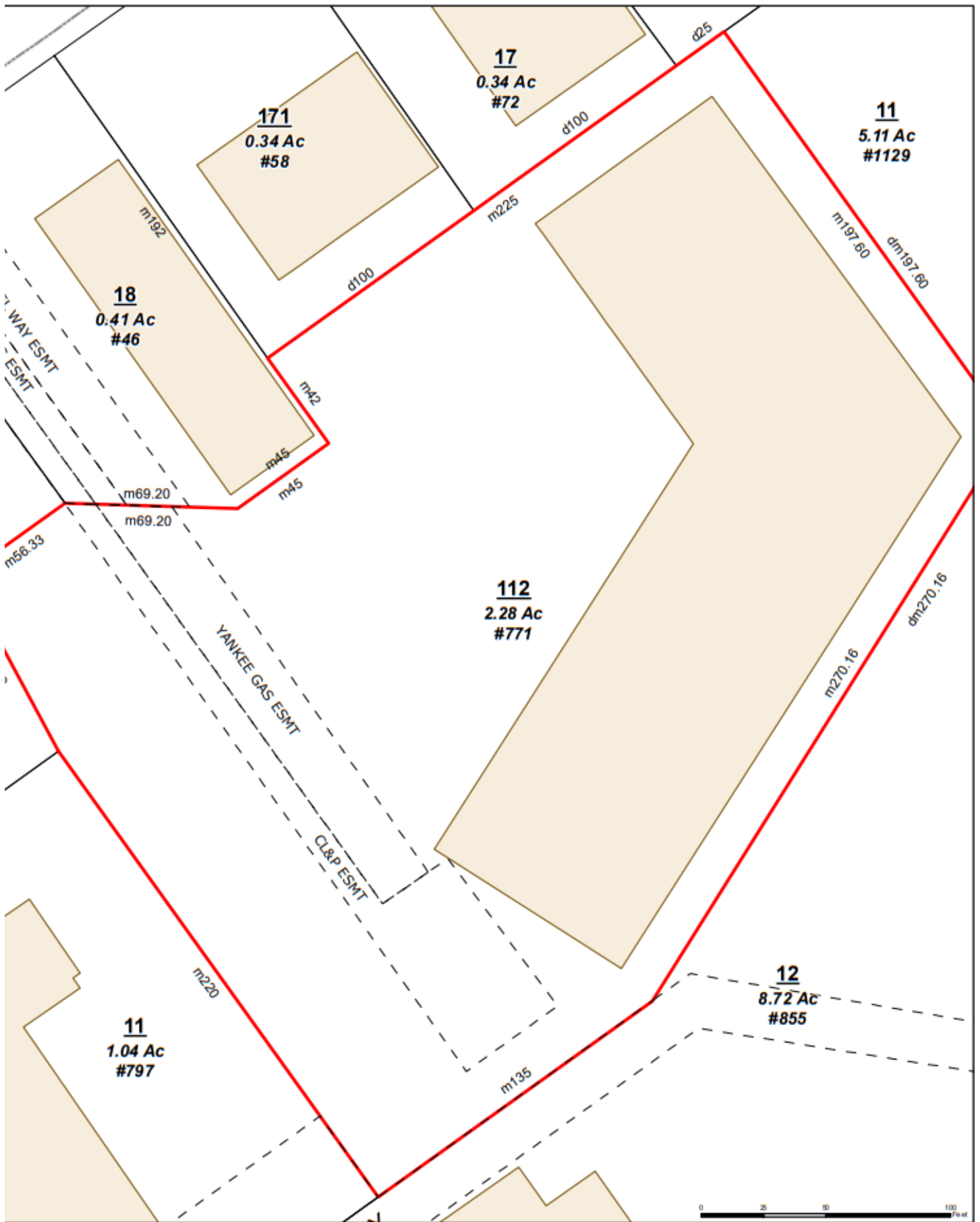


28,772 +/- S/F Retail Space

**3,900 +/- S/F Warehouse Space
16'-19' Ceilings
12' x 8' Drive in Door**







City of Waterbury
Public Works Department

MBL: **0186-0831-0112**

ADDRESS: **771 LAKEWOOD RD**

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