

FOR SALE

828 Wolcott St., Waterbury, CT



Freestanding Commercial Building on ± 0.65 Acres with Redevelopment Potential \$1,295,000

- $\pm 8,580$ SF freestanding commercial building
- ± 0.65 acres total, including ± 0.41 -acre improved parcel and adjacent ± 0.24 -acre lot
- Potential redevelopment or repositioning opportunity, subject to zoning and municipal approvals
- Zoned CA – Arterial Commercial (retail and service-commercial uses)
- Brick and masonry construction
- Natural gas heat with gas-fired unit heaters
- Located along the Wolcott Street retail corridor, surrounded by national and regional retailers
- $\pm 17,200$ average daily traffic (ADT)
- Suitable for owner-user or investor acquisition

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BUILDING

- Total SF: $\pm 8,580$
- Exterior Construction: Masonry block construction
- Interior Construction: Steel frame construction with concrete slab floor
- Roof: Composite built-up
- Year Built: 1954

PROPERTY

- Total Land Area: ± 0.65 acres
- Improved Parcel: ± 0.41 acres (freestanding commercial building)
- Adjacent Parcel: ± 0.24 -acre lot (MBL: 0222-0564-0013)
- Parking: Private lot ($\pm 5,850$ SF)
- Zoning: CA – Arterial Commercial
- Distance to I-84 & Rt-8: 1 Mile & 1.3 Miles
- Real Estate Taxes:
 - 828 Wolcott St.: 19,833
 - Adjacent parcel: \$2,254
 - Total: \$22,087

MECHANICALS & UTILITIES

- Heat Source / Type: Natural gas – gas-fired unit heaters
- Electric: Eversource
- Water: City

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MATTHEWS COMMERCIAL PROPERTIES



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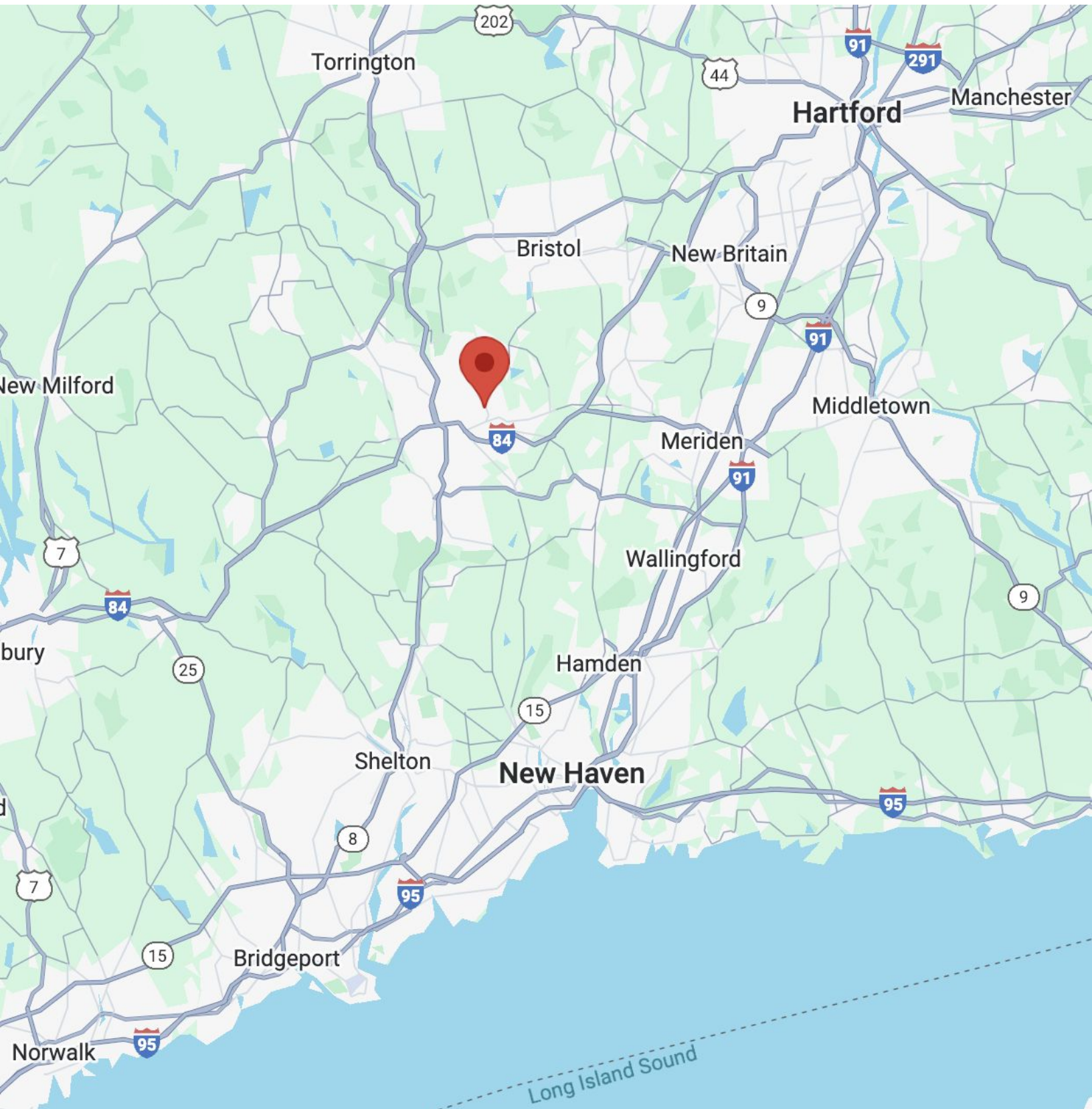
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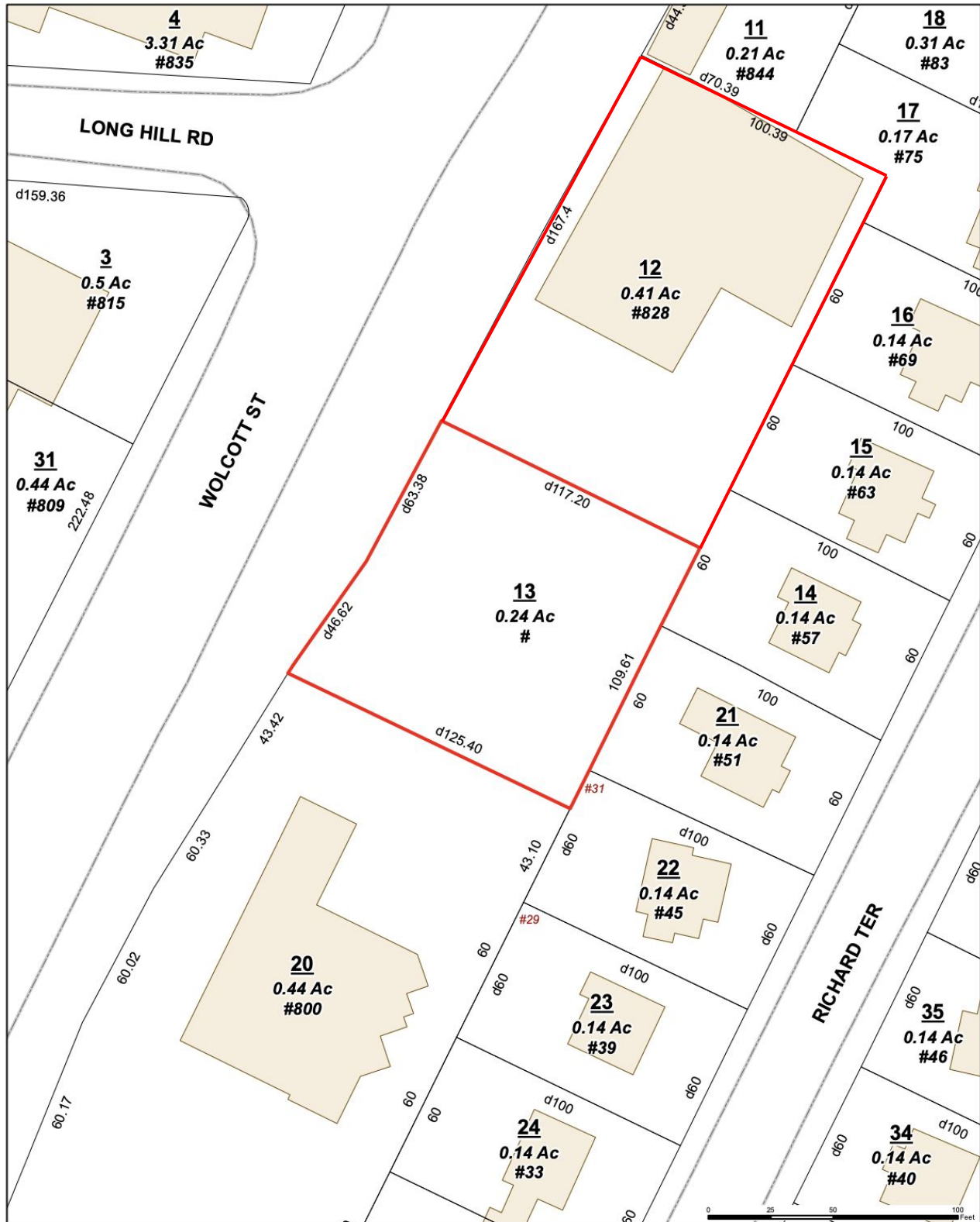
City of Waterbury
Public Works Department

MBL: 0222-0564-0012
ADDRESS: 828 WOLCOTT ST

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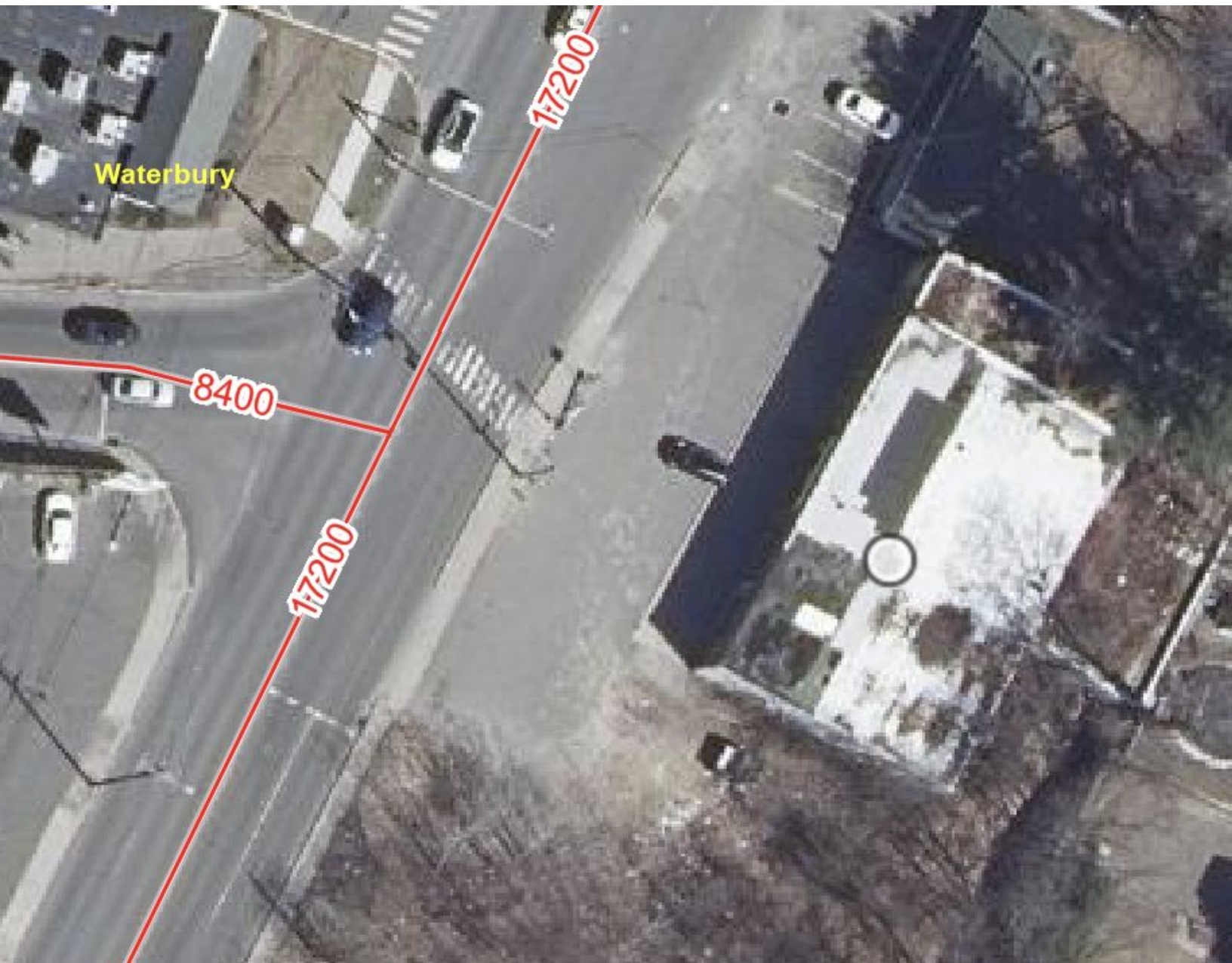


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