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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/LEASE



Parcel B Watertown Ave

Waterbury, CT 06708

Prime Commercial Development Lot

Along Well Traveled State RT 73- Watertown Ave

Join Cumberland Farms, Dunkin Donuts & Subway in Nearby Plaza

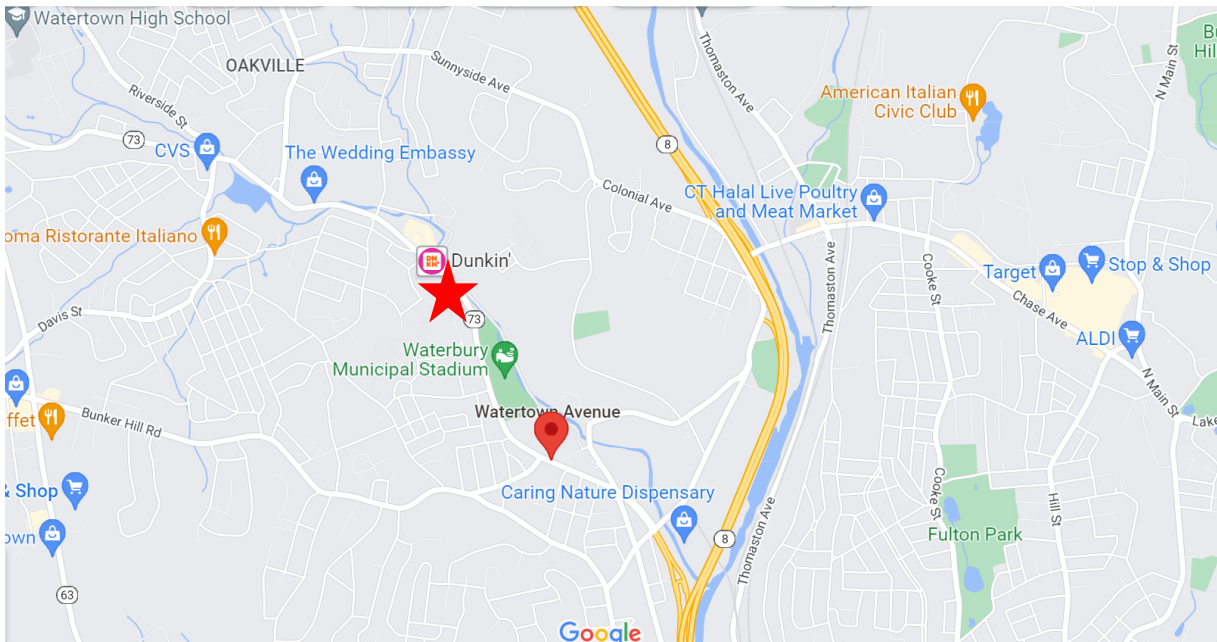
For Sale \$450,000.00

Or

Land Lease Available

PROPERTY DATA FORM

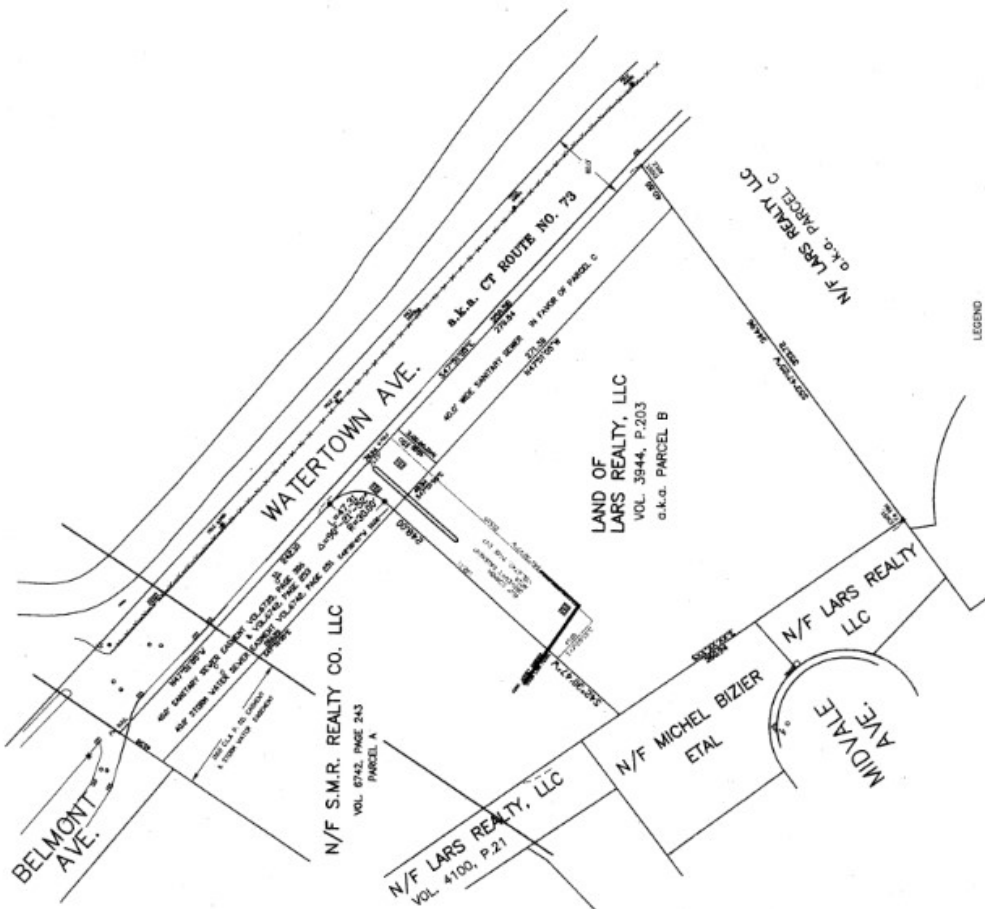
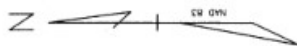
PROPERTY ADDRESS		Parcel B- Watertown Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2.11 acres	Air Conditioning	
Number of floors		Sprinkler / Type	
Avail S/F	2.11 acres	Type of Heat	
Ext. Construction		OTHER	
Ceiling Height		Acres	2.11 acres
Roof		Zoning	CA
Date Built		Parking	
		State Route / Distance To...	1 mile to RT 8
UTILITIES		TAXES	
Sewer		Assessment	\$408,380.00
Water	Available	Appraisal	\$583,400.00
Gas		Taxes	\$20,190.30
Electrical		Mill Rate	49.44
		TERMS	
		Sale	\$450,000.00
		Lease	Available



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.

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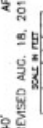
RECEIVED FOR REVIEW
BY SURVEYOR
2016 SEP 29 10:00 AM



Recorded Deed
September 29, 2016
Doc # 5159
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PROPERTY SURVEY
SHOWING PROPOSED SANITARY SEWER EASEMENT
ACROSS THE LAND OF
LARS REALTY, LLC,
WATERTOWN AVENUE, a.k.a. CT Rte. 73
WATERBURY
CONNECTICUT
SCALE 1" = 40'
REVISED AUG. 18, 2016
APRIL 17, 2016



DATE OF SURVEY: SEPTEMBER 29, 2016
BY: [Signature]
FOR: LARS REALTY, LLC
18 SORRELL ROAD, WATERBURY, CT 06701 (203) 256-0700

LEGEND
--- SURVEYED LOT BOUNDARIES
--- EXISTING LOT BOUNDARIES
--- EXISTING EASEMENTS
--- EXISTING CURBS
--- EXISTING TOWNSHIP
--- EXISTING PLANS & RECORDS

NOT VALID
UNLESS ENDORSED
BY THE SURVEYOR
COPYRIGHT © 2016

THIS MAP WAS PRODUCED
ON A COMPUTER
ON A 1/4" = 1" SCALE
DATE: SEPTEMBER 29, 2016

- MAP REFERENCES:
1. STATE OF CONNECTICUT, CT. RT. NO. 73, HIGHWAY MAPS.
 2. PLAN OF MIDDLE TOWN, WATERBURY, CT. 1910 OWNED BY ELIZABETH HESSELL, THE A.J.
 3. PATENT CO. SURVEYOR SCALE 1" = 30' FEET
 4. "MIDDLE TOWN" MAP, WATERBURY, CT. 1910 OWNED BY ELIZABETH HESSELL, THE A.J.
 5. "MIDDLE TOWN" MAP, WATERBURY, CT. 1910 OWNED BY ELIZABETH HESSELL, THE A.J.
 6. "MIDDLE TOWN" MAP, WATERBURY, CT. 1910 OWNED BY ELIZABETH HESSELL, THE A.J.
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 8. "MIDDLE TOWN" MAP, WATERBURY, CT. 1910 OWNED BY ELIZABETH HESSELL, THE A.J.
 9. "MIDDLE TOWN" MAP, WATERBURY, CT. 1910 OWNED BY ELIZABETH HESSELL, THE A.J.
 10. "MIDDLE TOWN" MAP, WATERBURY, CT. 1910 OWNED BY ELIZABETH HESSELL, THE A.J.

SURVEY NOTES:
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF CONNECTICUT. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEYING BOARD AND HAS DETERMINED THAT THE SURVEYOR IS QUALIFIED TO PERFORM THIS SURVEY. THE TYPE OF SURVEY PERFORMED IS AN EASEMENT SURVEY. THE BOUNDARY DETERMINATION IS BASED ON AN EASEMENT SURVEY BASED UPON MAPS REFERENCED ABOVE. THIS SURVEY IS BASED ON A CLASS A-A HORIZONTAL ACCURACY. THIS SURVEY WAS PERFORMED IN THE FIELD MONTH 2015.

* TO BE VALID AND BINDING THE MAP
MUST BE ENDORSED BY THE SURVEYOR
DATE: SEPTEMBER 29, 2016
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