

## 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

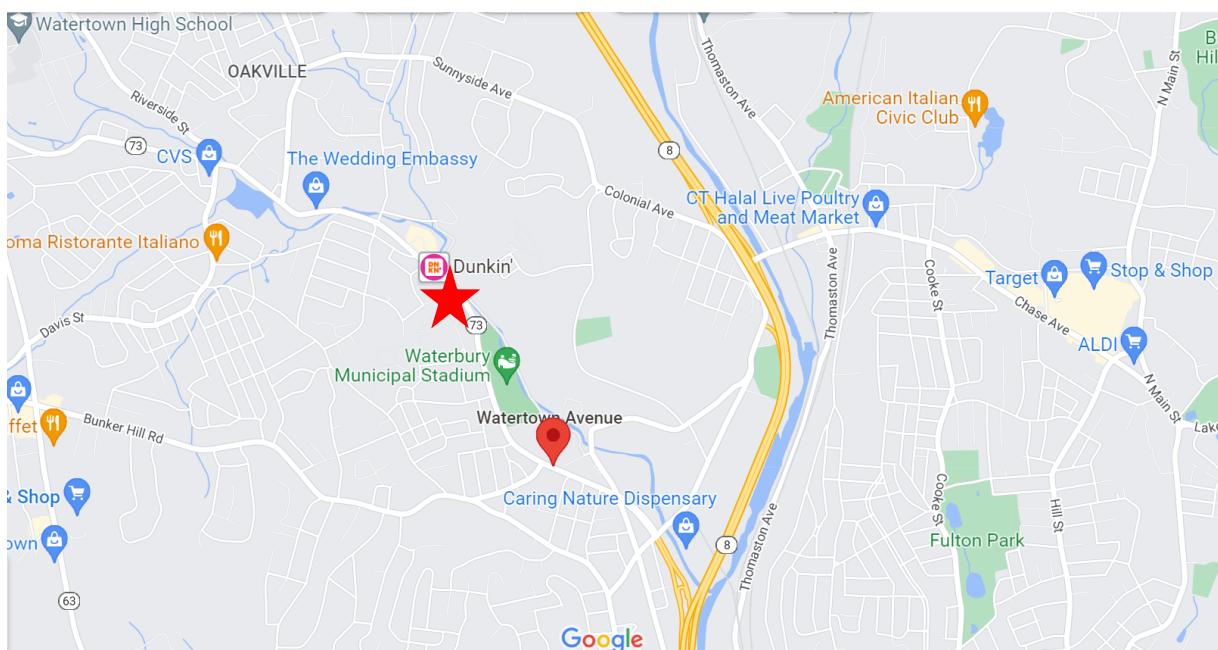
For Sale \$450,000.00

Or

Land Lease Available

# PROPERTY DATA FORM

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



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