

INCREDIBLE LOCATION EXIT RAMP I-84 RETAIL / RESTAURANT SITE FOR SALE - 0.79 ACRES



45 Austin Road, Waterbury, CT

| | |
|----------------|--|
| SITE SIZE: | 0.79 Acres |
| RETAIL SITE: | Plans for a 6,500 SF Restaurant |
| PARKING: | 50 Spaces |
| USES: | Drive Thru / Retail / Office /Medical/ Auto Repair |
| ZONING: | CG - General Commercial District |
| UTILITIES: | <ul style="list-style-type: none"> • Municipal Water, Sanitary Sewer • Gas, Electric at Street |
| BUILDING SIZE: | Site can accommodate 8,500 SF +/- |
| LOCATION: | Direct access off I-84, Exit 25A |
| TAXES: | \$12,000 |
| SALE PRICE: | \$725,000 |

NEIGHBORHOOD DEMOGRAPHICS

1 Mile 9,470

3 Mile 51,455

TRAFFIC COUNT

I-84 E & I-84 W / Austin Rd 180,000 / Per day

Austin Rd 9,695 / Per day

**FOR MORE
INFORMATION
PLEASE CONTACT:**

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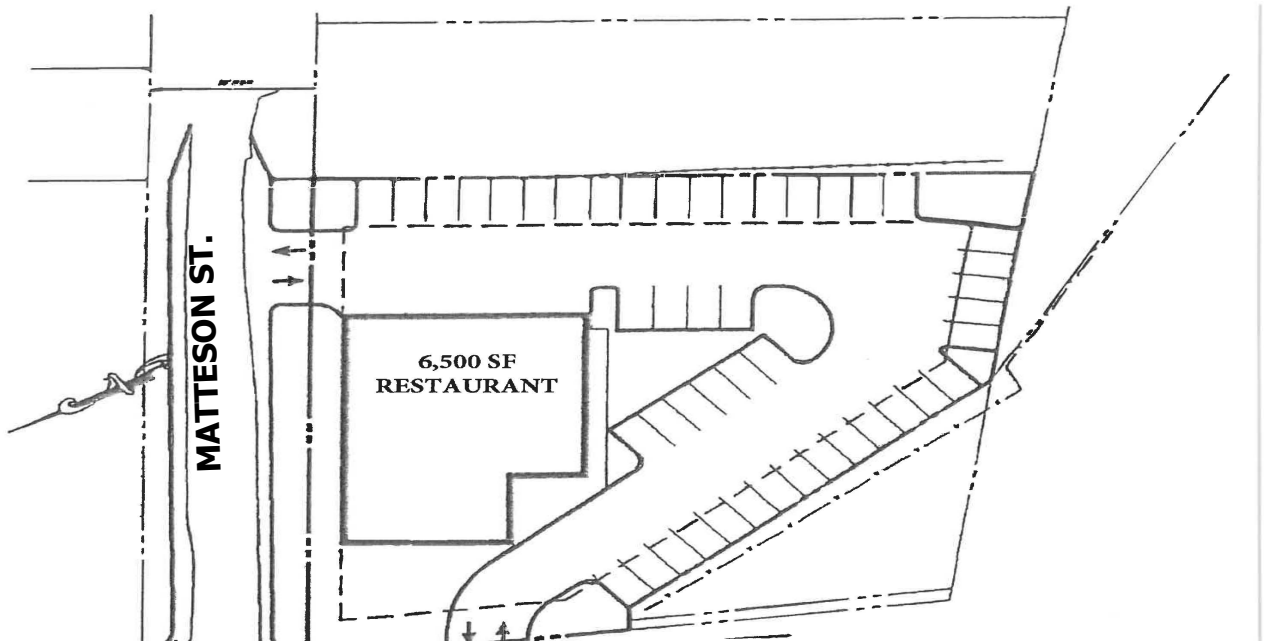
Coldwell Banker Commercial NRT
355 Riverside Avenue,
Westport, CT 06880



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