



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003

LISTING DESCRIPTION

	KEYS
X	Sale
X	Lease
	Indust.
X	Retail
	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE 630 BANK STREET

TOWN Waterbury ST. & NO. 630 Bank Street ZIP 06720

DESCRIPTION Potential for Car wash - convenience store - fuel station - next to Home Depot

WILL BUILD TO SUIT

WILL DIVIDE NO PRESENT USES Vacant POTENTIAL USES Retail

BUILDING

MECHANICAL EQUIPMENT

LAND

FLOORS

	SF	Ceiling
1st fl.		
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.		
Total SF bldg.		
Type Const.		
Colum spacing		
Yr. built		
No. O/H doors		
Truck docks		
Parking		
Expansion		

Heat Type _____
Elev. _____
A/C Office _____
plant _____
Sprinkler _____
Roof Type _____
Year _____
Other _____

Acres .75 +/-
Zoning CA
Condition of Site (%)
Level X
Slope _____
Wet _____
Dry _____

TERMS

Sale Price \$350,000
Lease Price \$30,000

UTILITIES

Water: Municipal X Well _____
Electric: Amp. _____ Phase _____
Gas: X
Sewer: Sanitary X Septic _____

Tenant Pays:

Insurance _____
Heat _____
Water _____
A/C _____
Electric _____
Taxes _____

ASSESSMENT:

Land: _____
Improvements: _____
Total: \$194,000

Mill Rate: 60.21
Taxes: \$12,000

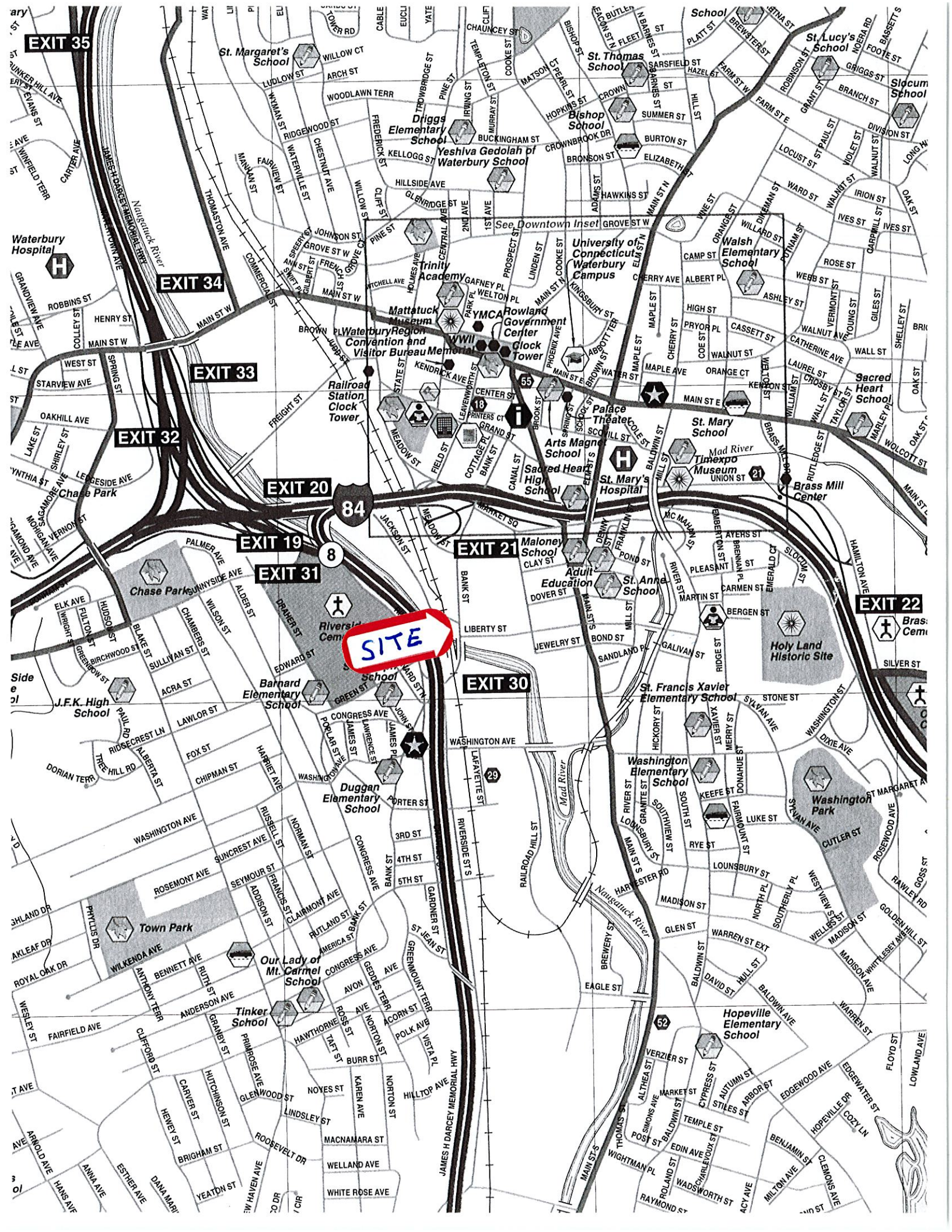
REMARKS:

Site is directly at a traffic light

AGENT: DAVID R. THEROUX

TRANSPORTATION

Highway Visibility X
Interstate Highway _____
Exit _____
State Rt. 8
RR Siding _____



EXIT 35

EXIT 34

EXIT 33

EXIT 32

EXIT 20

EXIT 19

EXIT 31

EXIT 21

EXIT 30

EXIT 22

SITE

Map labels include: EXIT 35, EXIT 34, EXIT 33, EXIT 32, EXIT 20, EXIT 19, EXIT 31, EXIT 21, EXIT 30, EXIT 22, Waterbury Hospital, St. Margaret's School, St. Thomas School, Driggs Elementary School, Yeshiva Gedolah of Waterbury, Trinity Academy, Mattatuck Museum, Waterbury Region Convention and Visitor Bureau Memorial, Railroad Station Clock Tower, YMCA Rowland Government Center, Glock Tower, Palace Theater, Arts Magna School, Sacred Heart High School, St. Mary's Hospital, St. Mary's School, Mad River Time Expo Museum, Brass Mill Center, Holy Land Historic Site, Washington Park, Our Lady of Mt. Carmel School, Tinker School, Hopeville Elementary School, Washington Elementary School, St. Francis Xavier Elementary School, St. Anna School, Adult Education, Maloney School, J.F.K. High School, Barnard Elementary School, Duggan Elementary School, Riversid Cemetery, Chase Park, and various street names like Main St, Green St, Washington Ave, and others.



PROJEKTIVE LEGEND	
[Symbol]	Proposed Building
[Symbol]	Proposed Parking
[Symbol]	Proposed Drive Thru
[Symbol]	Proposed Loading Dock
[Symbol]	Proposed 15' Front Yard
[Symbol]	Proposed 5' Side Yard
[Symbol]	Proposed 5' Rear Yard
[Symbol]	Proposed 5' Front Setback
[Symbol]	Proposed 5' Side Setback
[Symbol]	Proposed 5' Rear Setback
[Symbol]	Proposed 5' Front Easement
[Symbol]	Proposed 5' Side Easement
[Symbol]	Proposed 5' Rear Easement
[Symbol]	Proposed 5' Front Right-of-Way
[Symbol]	Proposed 5' Side Right-of-Way
[Symbol]	Proposed 5' Rear Right-of-Way
[Symbol]	Proposed 5' Front Easement
[Symbol]	Proposed 5' Side Easement
[Symbol]	Proposed 5' Rear Easement
[Symbol]	Proposed 5' Front Right-of-Way
[Symbol]	Proposed 5' Side Right-of-Way
[Symbol]	Proposed 5' Rear Right-of-Way

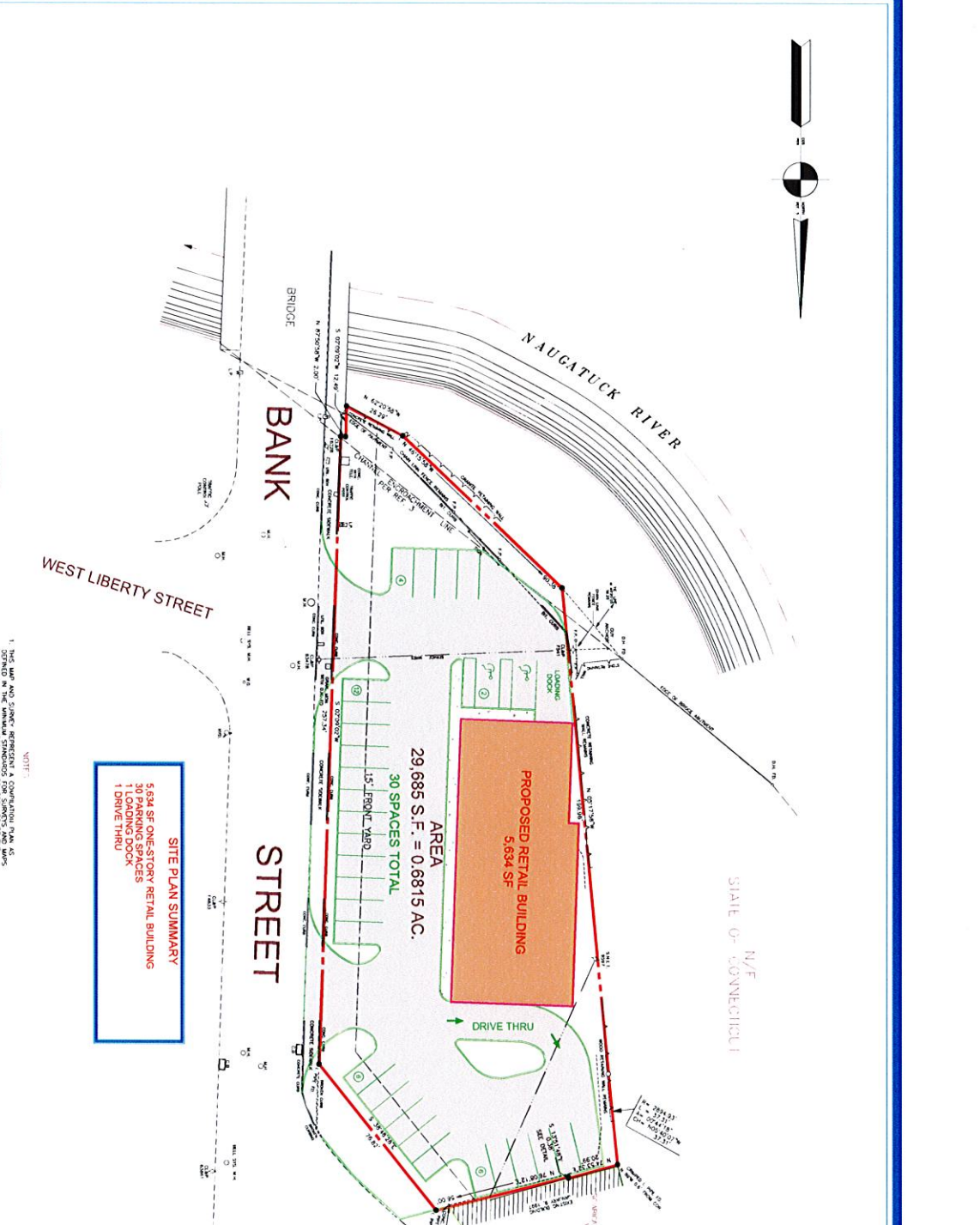
TOPOGRAPHIC LEGEND	
[Symbol]	Spot Elevation
[Symbol]	Contour Interval
[Symbol]	Proposed Building
[Symbol]	Proposed Parking
[Symbol]	Proposed Drive Thru
[Symbol]	Proposed Loading Dock
[Symbol]	Proposed 15' Front Yard
[Symbol]	Proposed 5' Side Yard
[Symbol]	Proposed 5' Rear Yard
[Symbol]	Proposed 5' Front Setback
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- REFERENCES:**
1. 1998 TITLE TO PROPERTY SET DOCUMENTS FROM DATE JAN 18, 1978 WITHIN DEEDS FROM CONNECTICUT PUBLIC RECORDS TO THE TOWN OF WATERBURY, CT. WHICH ARE RECORDED AT VOL. 1188 PAGE 200.
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- NOTES:**
1. THIS MAP AND SURVEY REPRESENT A COMPUTATIONAL PLAN AS PROVIDED IN CONNECTION WITH THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF WATERBURY, CT. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF WATERBURY, CT. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF WATERBURY, CT.
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SITE PLAN SUMMARY
 5,634 SF ONE-STORY RETAIL BUILDING
 30 PARKING SPACES
 1 LOADING DOCK
 1 DRIVE THRU

ZONING INFORMATION

REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	10,000 SF
MINIMUM FRONT SETBACK	25.0 FT
MINIMUM SIDE SETBACK	5.0 FT
MINIMUM REAR SETBACK	5.0 FT
MINIMUM FRONT YARD	15.0 FT
MINIMUM SIDE YARD	5.0 FT
MINIMUM REAR YARD	5.0 FT
MINIMUM FRONT EASEMENT	5.0 FT
MINIMUM SIDE EASEMENT	5.0 FT
MINIMUM REAR EASEMENT	5.0 FT
MINIMUM FRONT RIGHT-OF-WAY	5.0 FT
MINIMUM SIDE RIGHT-OF-WAY	5.0 FT
MINIMUM REAR RIGHT-OF-WAY	5.0 FT

PRELIMINARY SITE PLAN
 PREPARED FOR WESSON ENERGY, INC.
 WATERBURY, CT

SCALE: 1" = 20'

AREA: 0.6815 ACRES

DATE: 8-5-13

DESIGNER: MSR

CLIENT: CBS



SMITH & COMPANY
 ENGINEERS, INC.
 247 Water Street South, Waterbury, CT 06706-2906 TEL: 203.263.8888

PRELIMINARY ONLY