



**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.
	Retail
	Office
	Apartment
X	Land

NAME OF BUILDING OR SITE 3584 East Main Street

TOWN Waterbury ST. & NO. 3584 East Main Street ZIP 06705

DIRECTIONS Exit 25 A I-84

DESCRIPTION 3.73 Commercial Zoned acres at the entrance to Costco, Restaurant Depot and Kohls

WILL DIVIDE \_\_\_\_\_ 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.	_____	
Column spacing	_____	
Yr. built	_____	
No. O/H doors	_____	
Truck docks	_____	
Parking	_____	
Expansion	_____	

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

Acres 3.73  
Zoning CA  
Condition of Site (%)  
Level \_\_\_\_\_  
Slope \_\_\_\_\_  
Wet \_\_\_\_\_  
Dry \_\_\_\_\_

**TERMS**

**Sale Price** \$2,800,000  
**Lease Price** TBD

**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: \$892,710

Mill Rate: \_\_\_\_\_  
Taxes: \_\_\_\_\_

**REMARKS:**

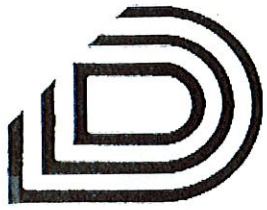
3.73 ac at a traffic light  
Rt. 84 @ exit 25 A  
Commercial Zone

**TRANSPORTATION**

Highway Visibility \_\_\_\_\_  
Interstate Highway 84  
Exit 25 A  
State Rt. \_\_\_\_\_  
RR Siding \_\_\_\_\_

**AGENT:** DAVID R THEROUX

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.



**DRUBNER**  
**COMMERCIAL** LLC  
Real Estate Services

530 Middlebury Rd. 211B  
Middlebury, CT 06762  
Office: (203) 753-4116  
Fax: (203) 578-3003



**3584 East Main Street**  
**Waterbury, CT 06705**

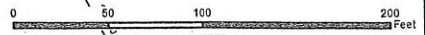
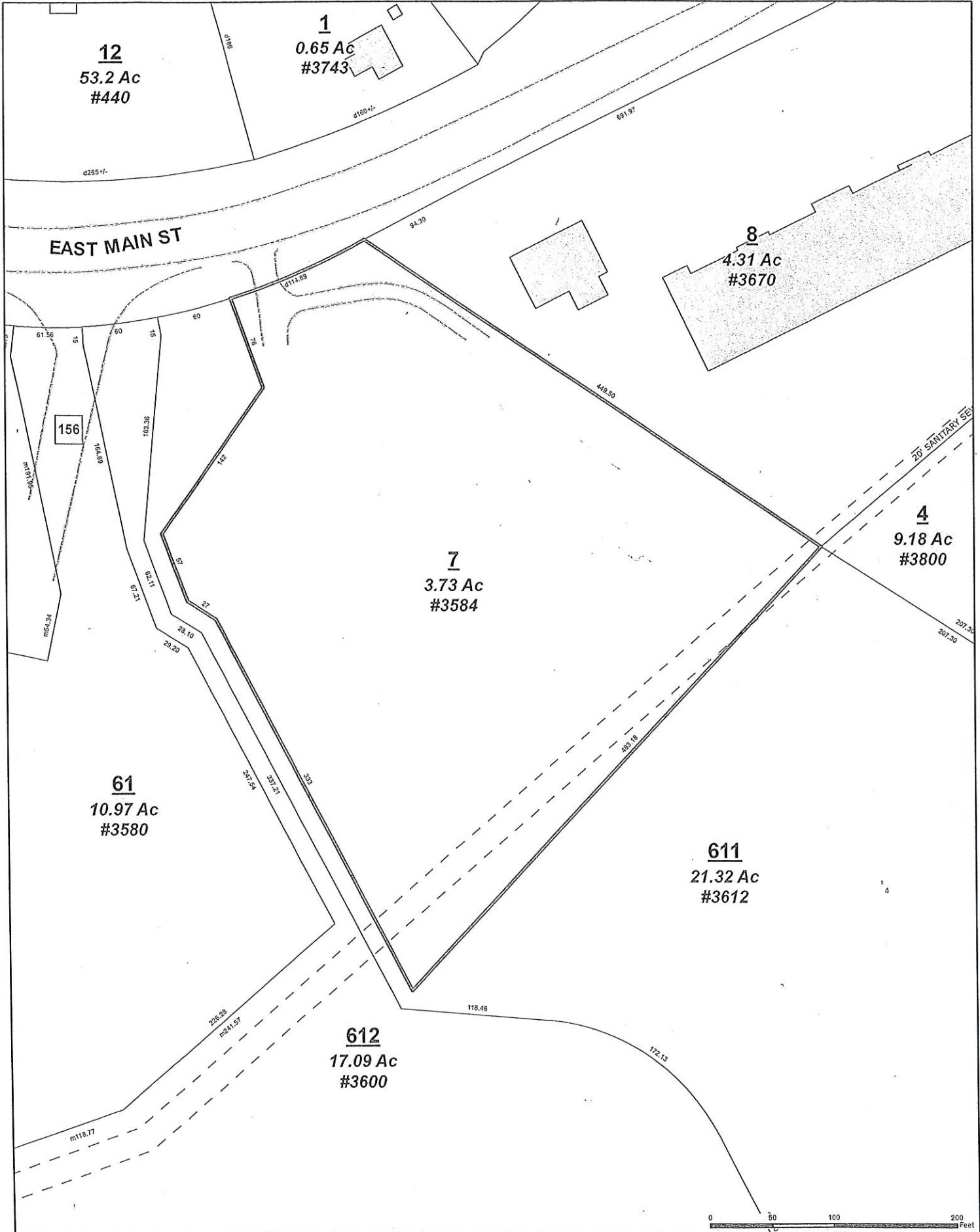
- Prime Retail location development opportunity
- 3.73 acres located at a signalized intersection
- 11,500 vehicles per day at traffic light
- Restaurant with drive-thru and or retail center
- Access to I-84 at exit 25 A East and West
- Join Costco, Ion Bank, Kohl's, Restaurant Depot And Trinity Health Urgent Care

For Sale     \$2,800,000

For Lease    TBD

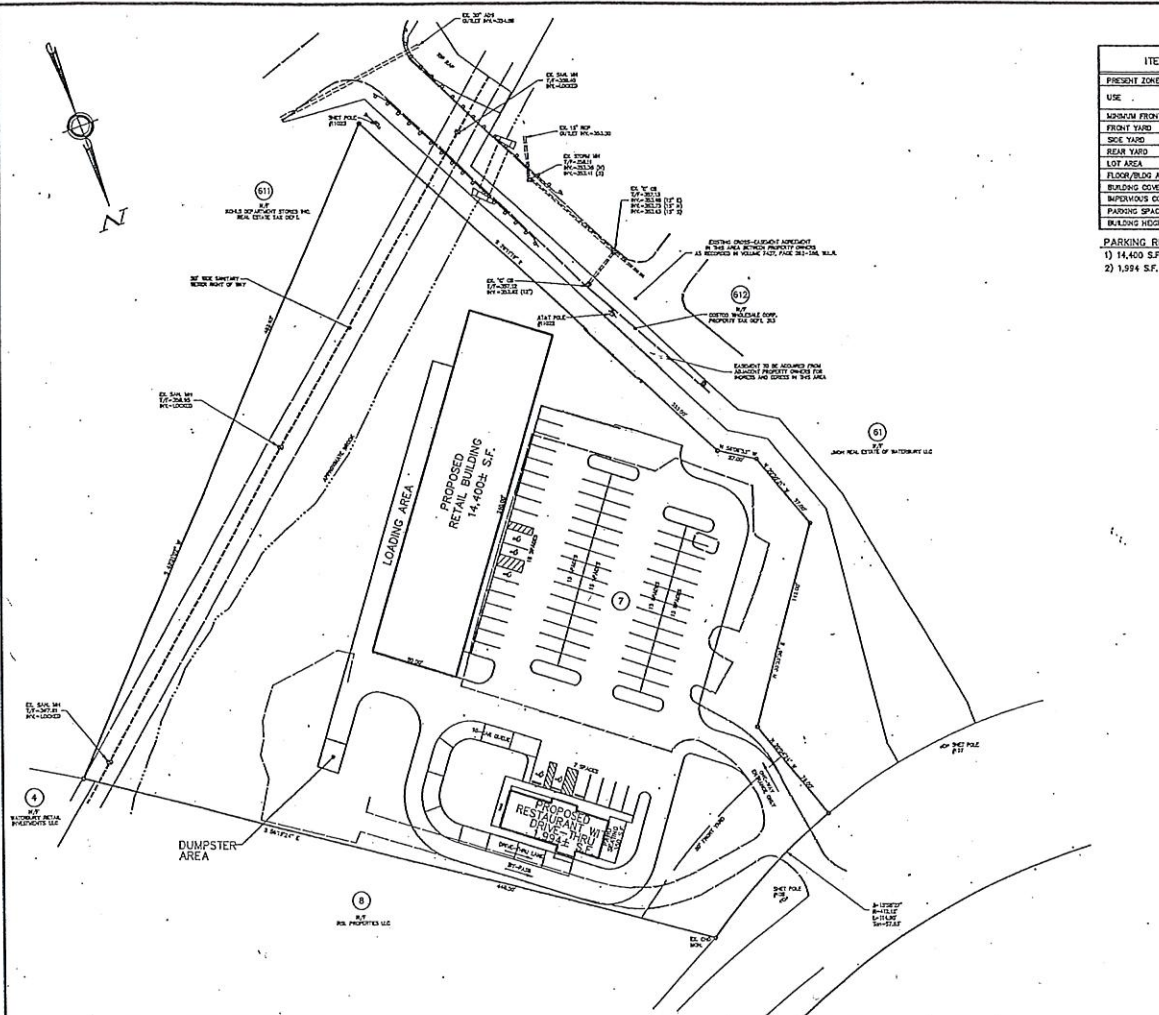
Contact:     **David R. Theroux**





This map is for informational purposes only and has not been prepared for, or suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.





**ZONING INFORMATION**

ITEM	REQUIRED/ALLOWED	PROVIDED
PRESENT ZONE	CA	CA
USE	ARTERIAL COMMERCIAL	RETAIL, RESTAURANT
MINIMUM FRONTAGE	100'	114.90'
FRONT YARD	50'	-
SIDE YARD	NO REQUIREMENT	-
REAR YARD	NO REQUIREMENT	-
LOT AREA	10,000 S.F. MIN.	182,334 S.F.
FLOOR AREA	64,815 S.F. MAX.	16,334 S.F.
BUILDING COVERAGE	40% MAX.	10.1%
IMPERVIOUS COVERAGE	80% MAX.	50%
PARKING SPACES	72 (SEE BELOW)	81
BUILDING HEIGHT	4 STORIES OR 50' MAX.	2.5 S.

**PARKING REQUIREMENT:**  
 1) 14,400 S.F. RETAIL STORE @ 4/1000 S.F. = 58 SPACES REQUIRED  
 2) 1,854 S.F. RESTAURANT @ 7/1000 S.F. = 14 SPACES REQUIRED

**MAP REFERENCES**

- 1) PLAN OF SUBDIVISION OF PROPERTY IN WATERBURY, CT. PREPARED FOR 3084 EAST MAIN STREET LLC BY SPERRY STREET LLC, 10/15/11, BY SPERRY STREET LLC, INC. ON FILE IN MAP DIVISION OF THE CITY OF WATERBURY.
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**NOTES:**

- 1) TOTAL AREA OF PROPERTY IS 182,334 SQUARE FEET ON 3.75 ACRES.
- 2) PRESENT ZONE IS CA.
- 3) ② INDICATES LOT NUMBER FOR THE ADDRESS MAP.
- 4) PROPERTY IS SUBJECT TO THE FOLLOWING:
  - A) 10% SETBACKS, INFORMATION AND BOUNDARY SURVEY LINES AS SHOWN ON MAP ATTACHED TO THIS PLAN.
  - B) 10% SETBACKS FROM BOUNDARY SURVEY LINES AS SHOWN ON MAP ATTACHED TO THIS PLAN.
  - C) 10% SETBACKS FROM BOUNDARY SURVEY LINES AS SHOWN ON MAP ATTACHED TO THIS PLAN.
  - D) 10% SETBACKS FROM BOUNDARY SURVEY LINES AS SHOWN ON MAP ATTACHED TO THIS PLAN.
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- 5) ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED ON RECORD DRAWINGS AND FIELD SURVEY. EXACT LOCATIONS AND DEPTHS SHALL BE DETERMINED BY THE CITY OF WATERBURY BUREAU OF UTILITIES. CALL BEFORE YOU DIG TO VERIFY.

NOTIFY "CALL BEFORE YOU DIG" AT 1-800-922-4455  
 72 HOURS PRIOR TO ANY EXCAVATION FOR  
 UNDISCOVERED UTILITY INFORMATION.



**FEASIBILITY SITE LAYOUT**  
 PREPARED FOR  
**SPERRY STREET LLC**  
 3084 EAST MAIN STREET  
 WATERBURY, CONNECTICUT

**MEYERS ASSOCIATES P.C.**  
 101 MAIN STREET, SUITE 200  
 WATERBURY, CONNECTICUT 06720-1000

SCALE: 1" = 30'

DATE: 8-10-21  
 DRAWN BY: S.C.M.  
 SHEET # OF 1

MEYERS ASSOCIATES P.C. ENGINEERS - SURVEYORS - PLANNERS