

FOR SALE



**115 Waterbury Road
Prospect, CT 06712**

**Great Suburban Investment Opportunity
+/- 15,000 S/F Commercial Building
on High Traffic RT 69**

**Partially Leased to Physician Group
Offered at \$1,795,000.00**

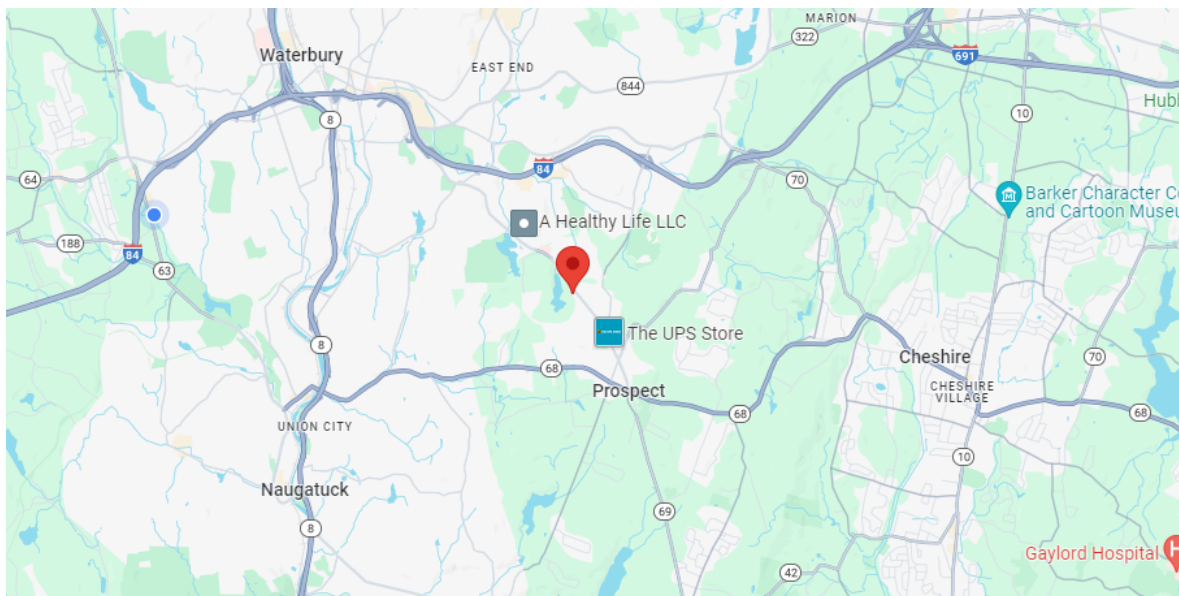


PROPERTY DATA FORM

PROPERTY ADDRESS	115 Waterbury Rd
CITY, STATE	Prospect, CT 06712

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	15,000 +/-	Air Conditioning	Yes
Number of floors	3	Sprinkler / Type	Yes / Lower Level
7,000 +/- Main Level	6,000 +/- Lower Level	Type of Heat	Propane
2,000 +/- Upper Level		OTHER	
Avail S/F	Up to 9,000 S/F	Acres	4.2
Avail Overhead Doors	1	Zoning	B Commercial
Ext. Construction	Wood Frame	Parking	+/- 60 vehicles
Ceiling Height	10'	State Route / Distance To...	I8-4 1 mile/ RT 8 4 miles
Roof	Asphalt	TAXES	
Date Built	2006	Assessment	\$939,890.00
UTILITIES	Tenant/Buyer to Verify	Appraised	\$1,342,700.00
		Mill Rate	28.47
		Taxes	\$26,758.70
		TERMS	
Sewer	Septic	Sale	\$1,795,000.00
Water	City		
Gas	Propane		
Electrical	400 Amps		

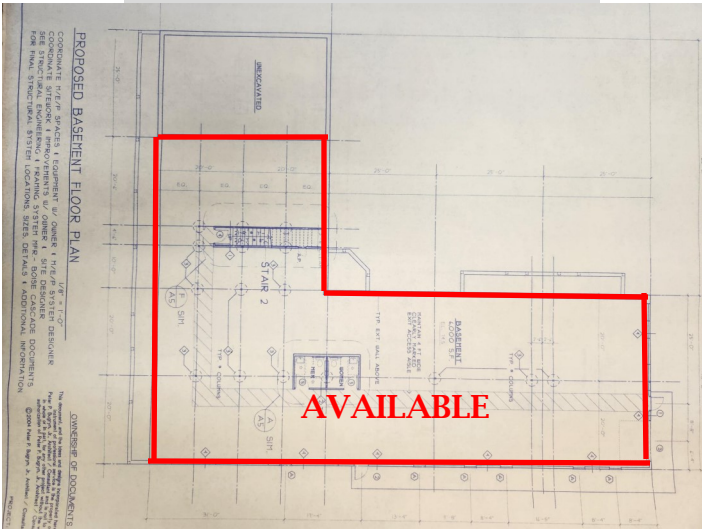
Leased Space: Pro Health Physicians +/- 5,000 SF 7Yr Term \$96,000.00 Modified Gross Annual Rent



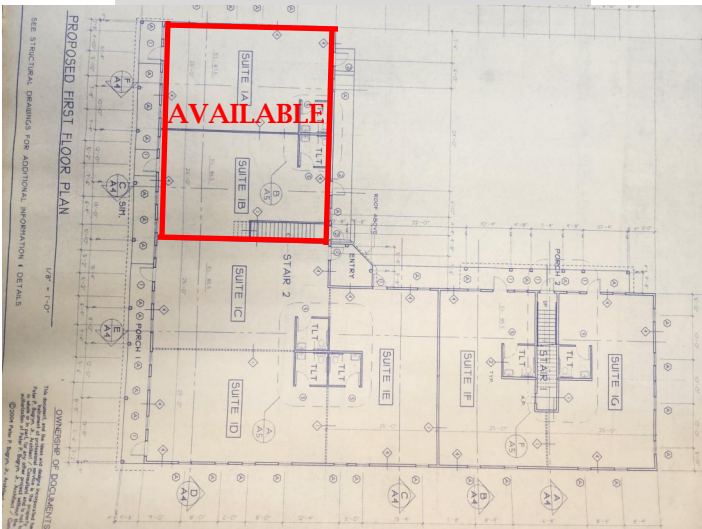
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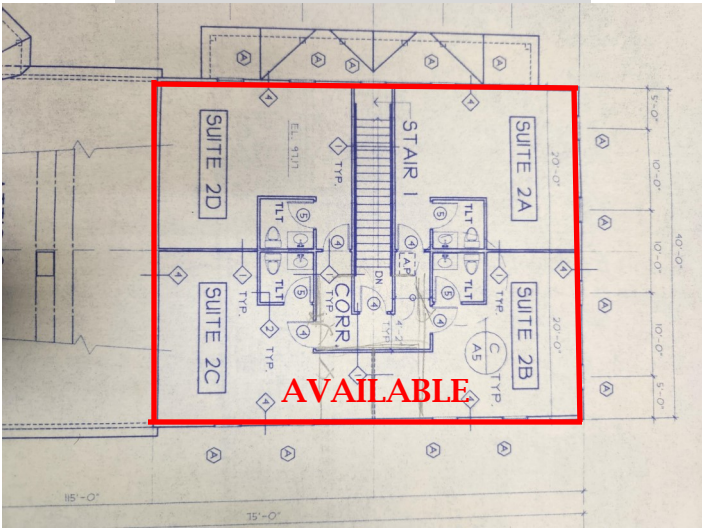
Lower Level : 6,000 +/- S/F



Main Level : 7,000 +/- S/F



Upper Level : 2,000 +/- S/F
Was Configured to 2 Units



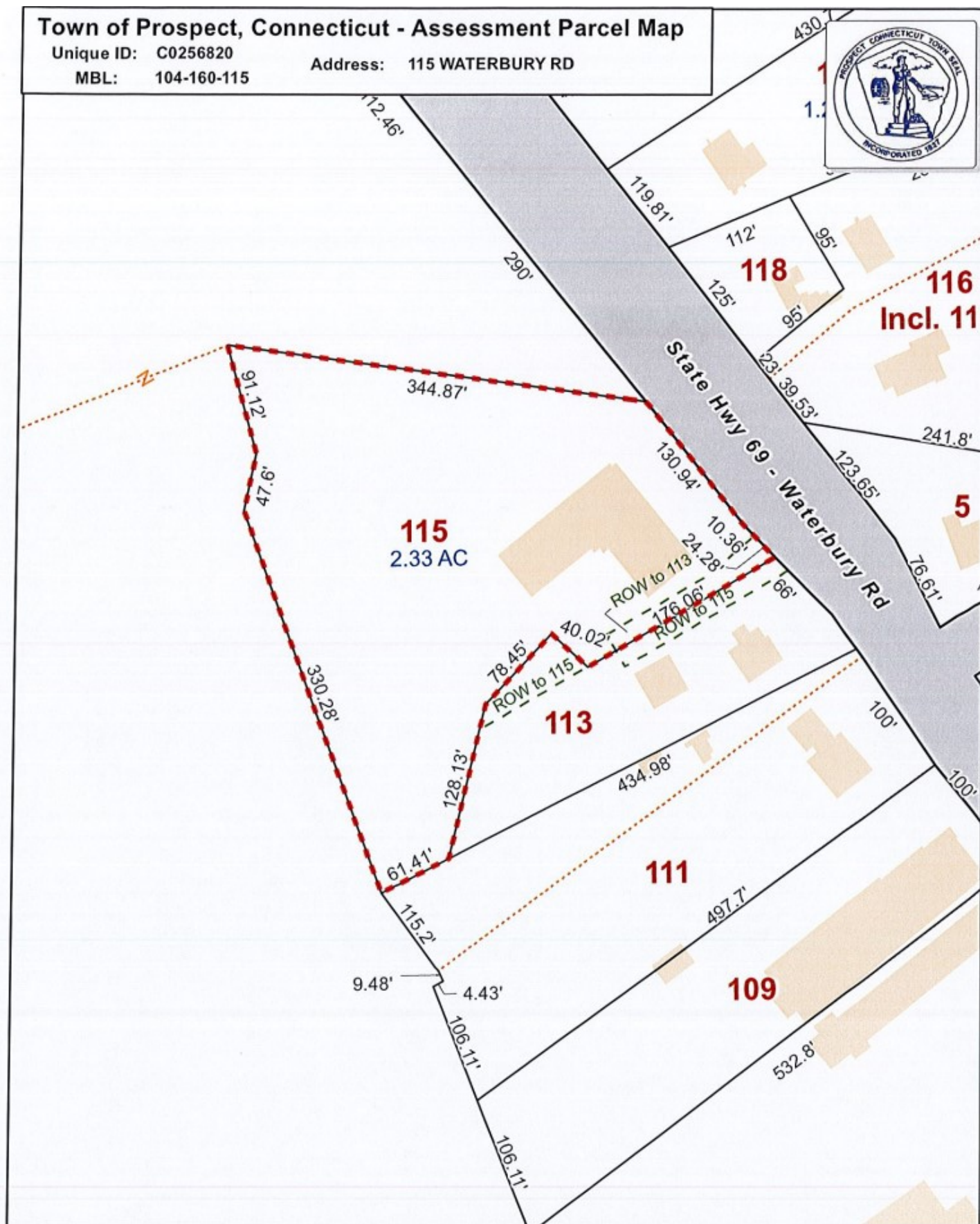
Lower Level : 6,000 +/- S/F



**Upper Level : 2,000 +/- S/F
Was Configured to 2 Units**



Address: 115 WATERBURY RD



1 inch = 100 feet

Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Prospect and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Produced
February 2026