



**COMMERCIAL
CONNECTION**
Real Estate Services

FOR SALE

2420 East Main Street Waterbury, Connecticut

Contact : John Famiglietti

203-596-7777

PO Box 830

Middlebury CT 06762

www.commercial-re.com

john@commercial-re.com



- **FOR SALE \$ 485,000.00 / With Business \$545,000.00**
- **Family Music Business and Property**
- **Well Established Music Store with School Rental Business**
- **2nd Floor Private Lessons Rooms – with on going business**
- **2,688 SF – 2 Story Commercial Building**
- **20 Parking spaces - .54 Acres – Zoned RL**
- **Just off RT I-84 - Exit 25 – Signalized Intersection**

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	3,680	141,200	211,400
Average Income	\$49,900	\$59,100	\$70,800



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