



FOR SALE/LEASE

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Middlebury, CT 06762

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



**3025 East Main Street
Waterbury, CT 06705**

1.24 Acres of Improved Land on Busy East Main Street

Ideal for Express Drive-thru for Fast Food

Site Work Performed:

Excavation, Retaining Wall, Drainage, Grading, Curb-cut

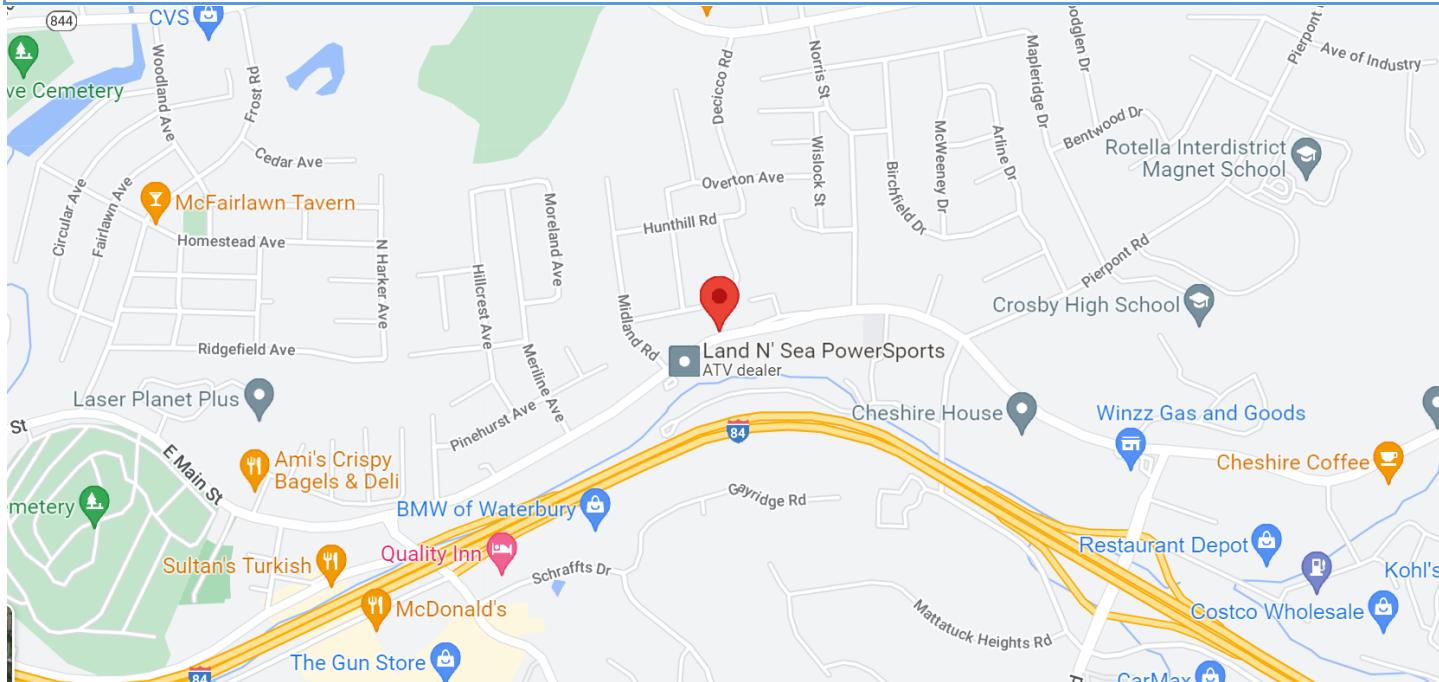
Offered at \$495,000.00

Lease: Available/ TBD

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY DATA FORM

PROPERTY ADDRESS	3025 East Main Street	
CITY, STATE	Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.
Total S/F	Air Conditioning	
Number of floors	Type of Heat	
Avail S/F		
Office Space	OTHER	
Drive in Doors	Acres	1.24
Ext. Construction	Zoning	CA
Ceiling Height	Parking	Ample
Roof	State Route / Distance To... I-84 / Quick Access	
Date Built	TAXES	
UTILITIES	Tenant/Buyer to Verify	
Sewer	Available	Assessment \$171,490.00
Water	Available	Appraisal \$244,988.00
Gas	Available	Mill Rate 60.21
Electrical	TERMS	
	Sale	\$495,000.00
	Lease	Available/TBD



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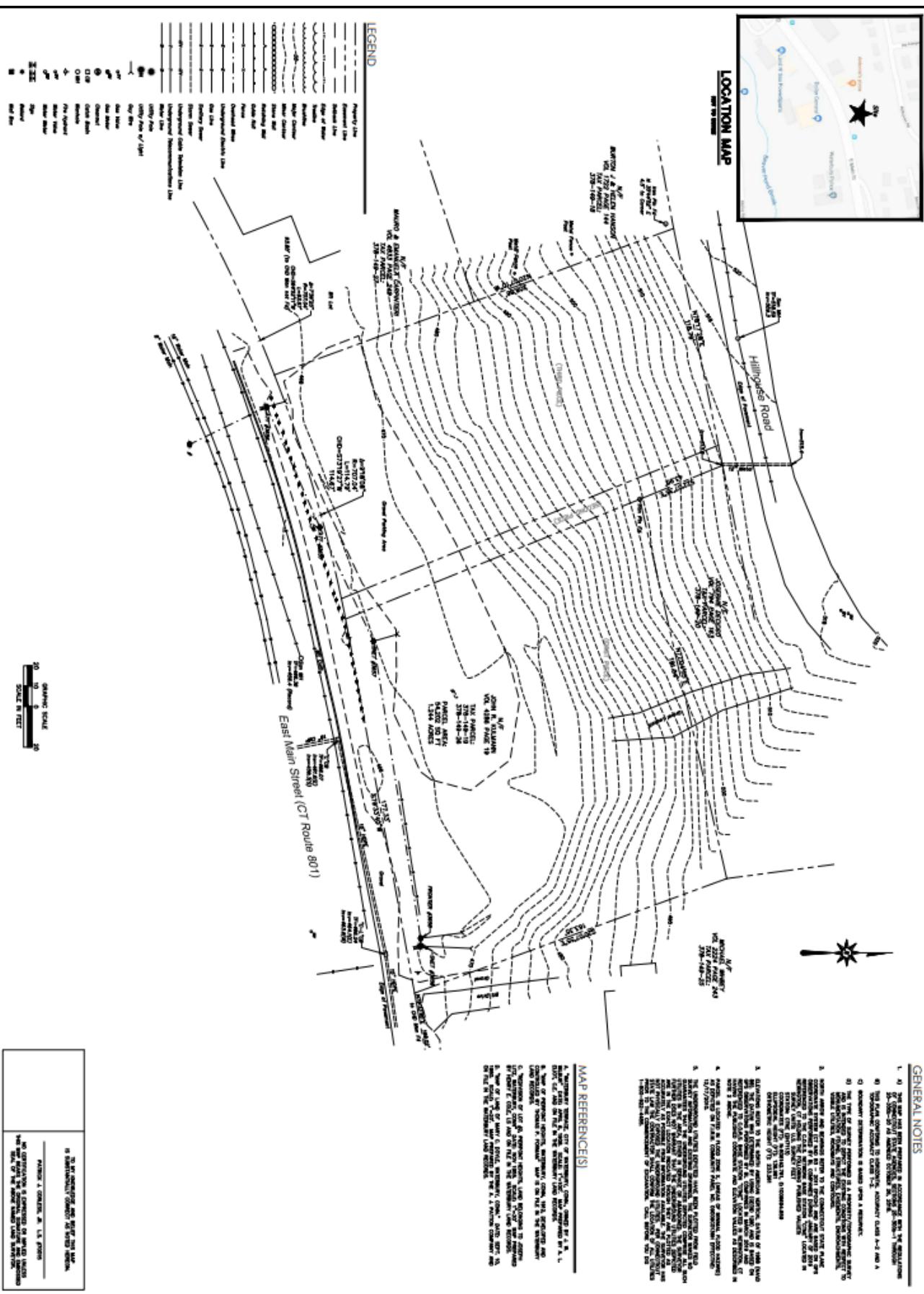
Godin Property Brokers LLC

★★★★★

Commercial / Industrial



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GENERAL NOTES

MAP REFERENCES

Any additional questions or if the telephone number is incorrect, call 1-800-222-1811.
You can also call 1-800-722-1212.

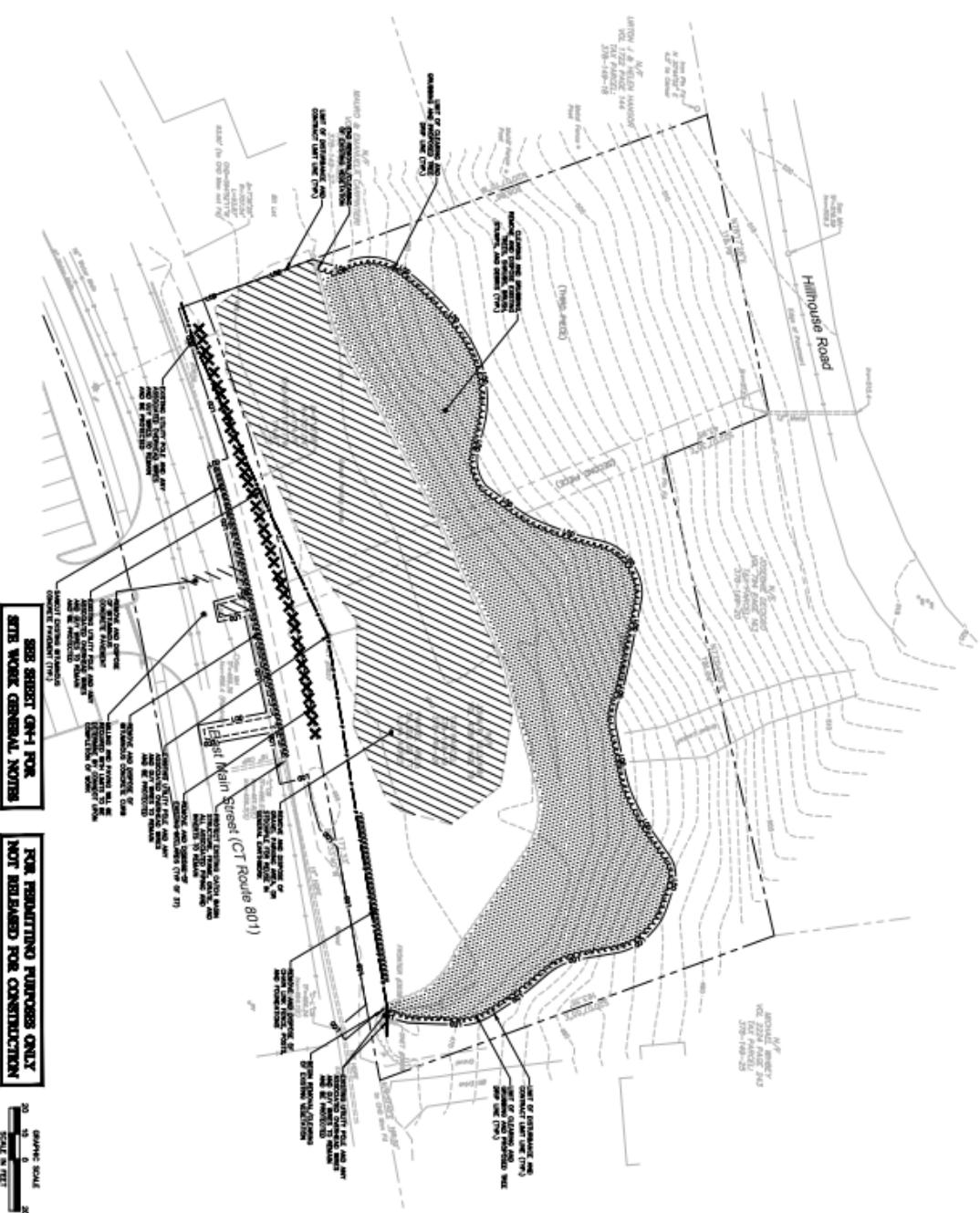
LAND OF JOHN R. KULMANN
3025 EAST MAIN STREET
WATERBURY, NEW HAVEN COUNTY, CONNECTICUT

Architecture
Engineering
Environmental
Land Surveying

EX-1

DEMOLITION LEGEND

	PROPERTY LINE
	LINE OF EXISTING AND NEW
	EXISTING LINE
	LINE OF NEW AND EXISTING
	EXISTING LINE, PART, NEW OR NEW LINE
	EXISTING LINE, PART, NEW OR NEW LINE
	EXISTING LINE, PART, NEW OR NEW LINE
	DEMOLITION LINE



SEE SHEET G-1 FOR
SITE WORK GENERAL NOTES

FOR PLANNING PURPOSES ONLY
NOT BUREAU FOR CONSTRUCTION

Scale: 1" = 50' (1:600)

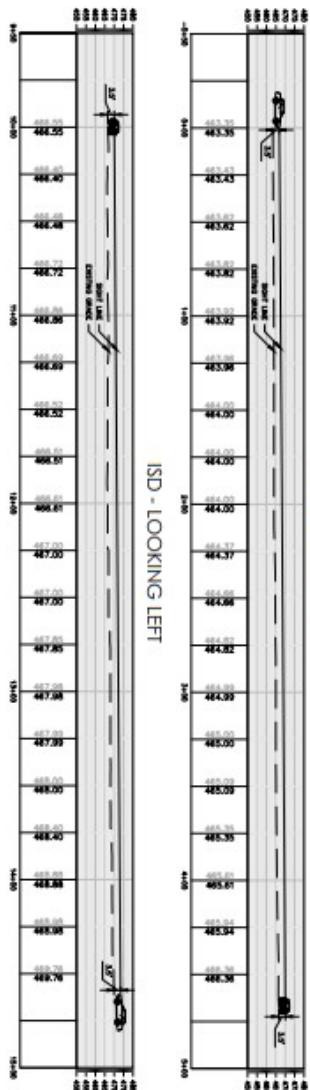
DM-1

PROPOSED FARM STORES
3025 EAST MAIN STREET (ROUTE 801)
WATERBURY, NEW HAVEN COUNTY, CONNECTICUT



BBL
Architects
Engineering
Environmental
Land Surveying

REVISION	DATE	REVISION	DATE
1	08/20/2018	REvised per CED COMMENTS	
2	08/20/2018	REVISED PER CED COMMENTS	
3	08/20/2018	REVISED PER CED COMMENTS	
4	08/20/2018	ADDED MAINTENANCE REVISIONS	
5	08/20/2018	REVISED PER BBL COMMENTS	
6	08/20/2018	REVISED PER BBL COMMENTS	
7	08/20/2018	REVISED PER ARCHITECTURAL CORRECTION	



FOR PLANNING PURPOSES ONLY
NOT RELEASED FOR CONSTRUCTION



303 010-403 303 010-403 303 010-403 303 010-403 303 010-403 303 010-403 303 010-403 303 010-403 303 010-403

ISD-1

INTERSECTION
SIGHT DISTANCE
PLAN

PROPOSED FARM STORES
3025 EAST MAIN STREET (ROUTE 801)
WATERBURY, NEW HAVEN COUNTY, CONNECTICUT



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Architecture
Engineering
Environmental
Land Surveying