

FOR SALE/LEASE

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**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:

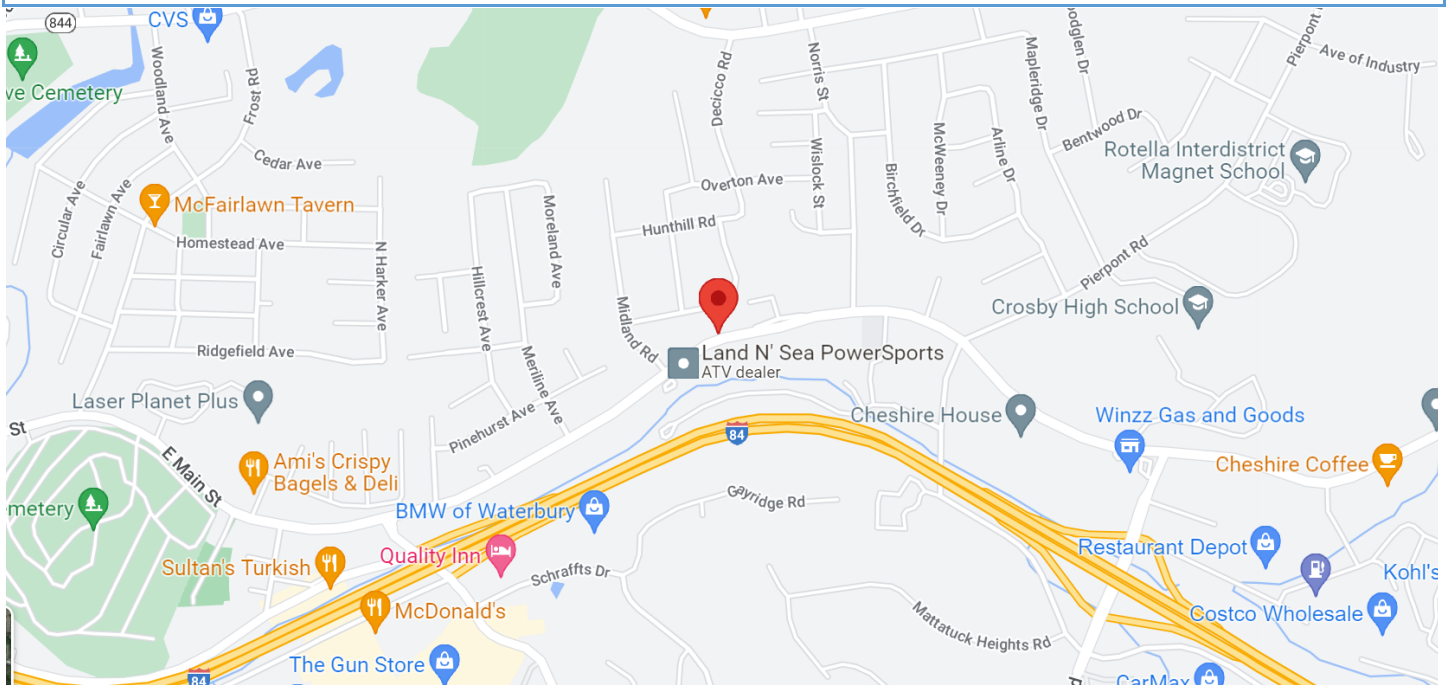
Excavation, Retaining Wall, Drainage, Grading, Curb-cut

Offered at \$495,000.00

Lease: Available/ TBD

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			
Drive in Doors			
Ext. Construction			
Ceiling Height			
Roof			
Date Built			
		OTHER	
		Acres	1.24
		Zoning	CA
		Parking	Ample
		State Route / Distance To...	I-84 / Quick Access
		TAXES	
		Assessment	\$171,490.00
		Appraisal	\$244,988.00
		Mill Rate	60.21
		Taxes	\$10,325.41
		TERMS	
		Sale	\$495,000.00
		Lease	Available/TBD
UTILITIES		Tenant/Buyer to Verify	
Sewer	Available		
Water	Available		
Gas	Available		
Electrical			



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