



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
	Lease
	Indust.
X	Retail
X	Office
	Apartment
	Land

NAME OF BUILDING OR SITE 497 Watertown Ave.

TOWN Waterbury ST. & NO. 485 & 497 Watertown Ave ZIP 06708

DIRECTIONS _____

DESCRIPTION Recently Constructed - Retail / Office Strip Center Fully Occupied

WILL DIVIDE _____ PRESENT USES _____ POTENTIAL USES _____

BUILDING

MECHANICAL EQUIPMENT

LAND

FLOORS

	SF	Ceiling
1st fl.	5,200	10'
2nd fl.		
3rd fl.		
Other		
Office SF		
Total SF avail.		
Total SF bldg.	5,200	
Type Const.		
Colum spacing		
Yr. built	2009	
No. O/H doors		
Truck docks		
Parking		
Expansion		

Heat Type	Gas
Elev.	
A/C Office	
plant	
Sprinkler	
Roof Type	
Year	2009
Other	

Acres	0.73
Zoning	CA
Condition of Site (%)	
Level	X
Slope	
Wet	
Dry	

TERMS

Sale Price \$895,000

UTILITIES

Water:	Municipal	X	Well	
Electric:	Amp.		Phase	
Gas:	X			
Sewer:	Sanitary	X	Septic	

Tenant Pays:

Insurance	X
Heat	X
Water	X
A/C	X
Electric	X
Taxes	

ASSESSMENT:

Land:	
Appraisal:	
Assessment:	\$477,190

REMARKS:

Taxes = \$4.97 PSF

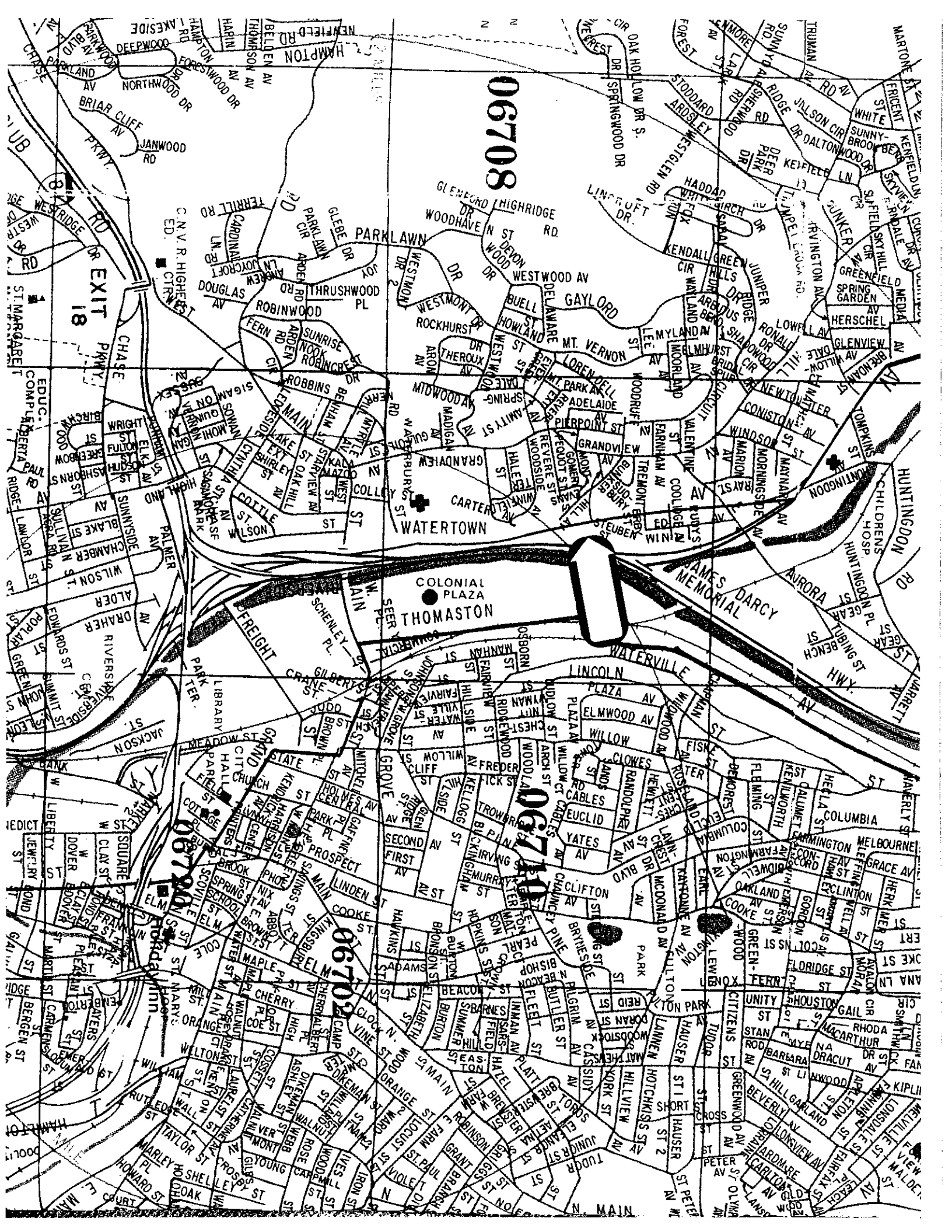
Mill Rate:	60.21
Taxes:	\$26,000

AGENT: DAVID R. THEROUX

TRANSPORTATION

Highway Visibility	
Interstate Highway	
Exit	
State Rt.	
RR Siding	

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.



06708

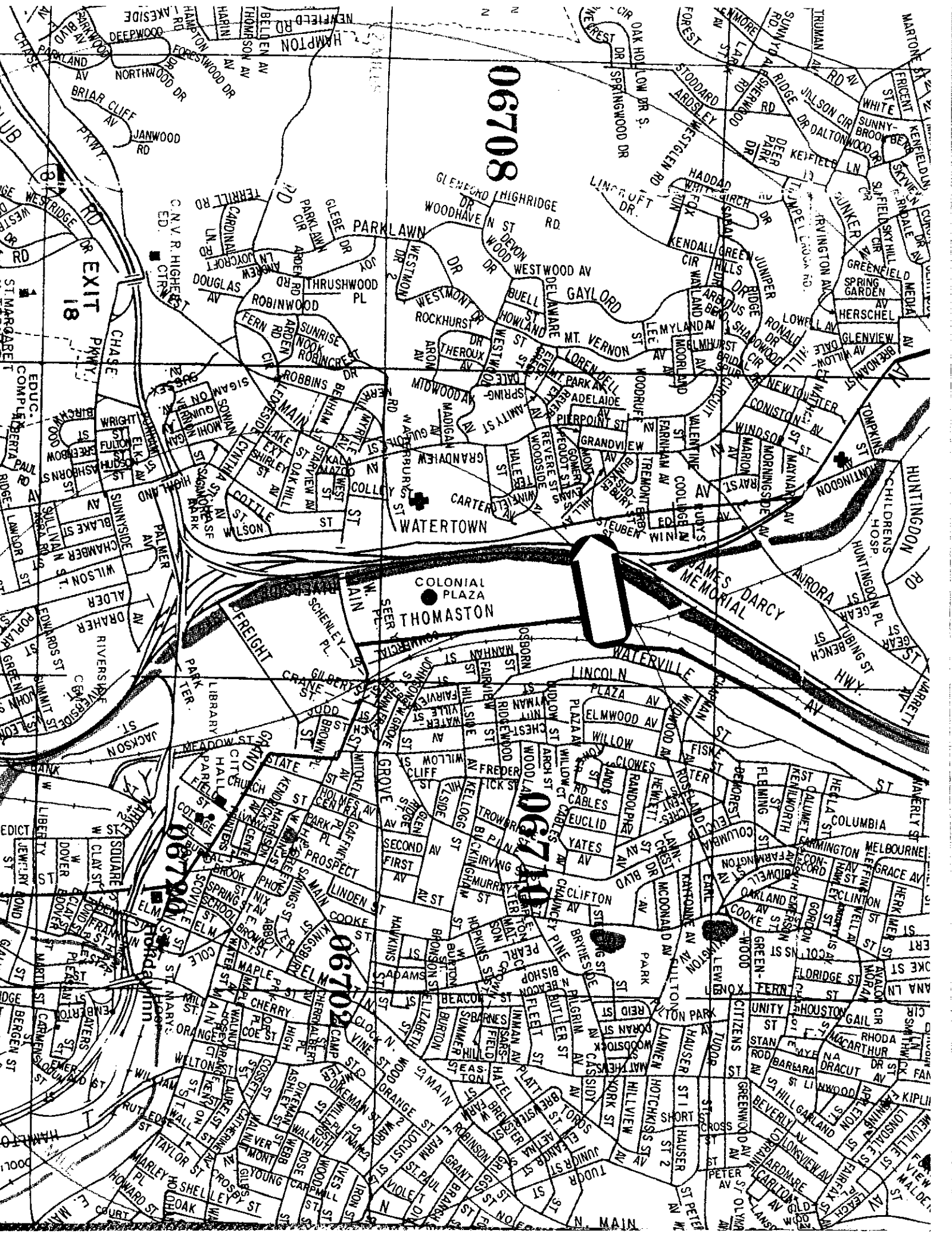
WATERTOWN
THOMASTON
COLONIAL PLAZA

06710

06702

06703

EXIT 18

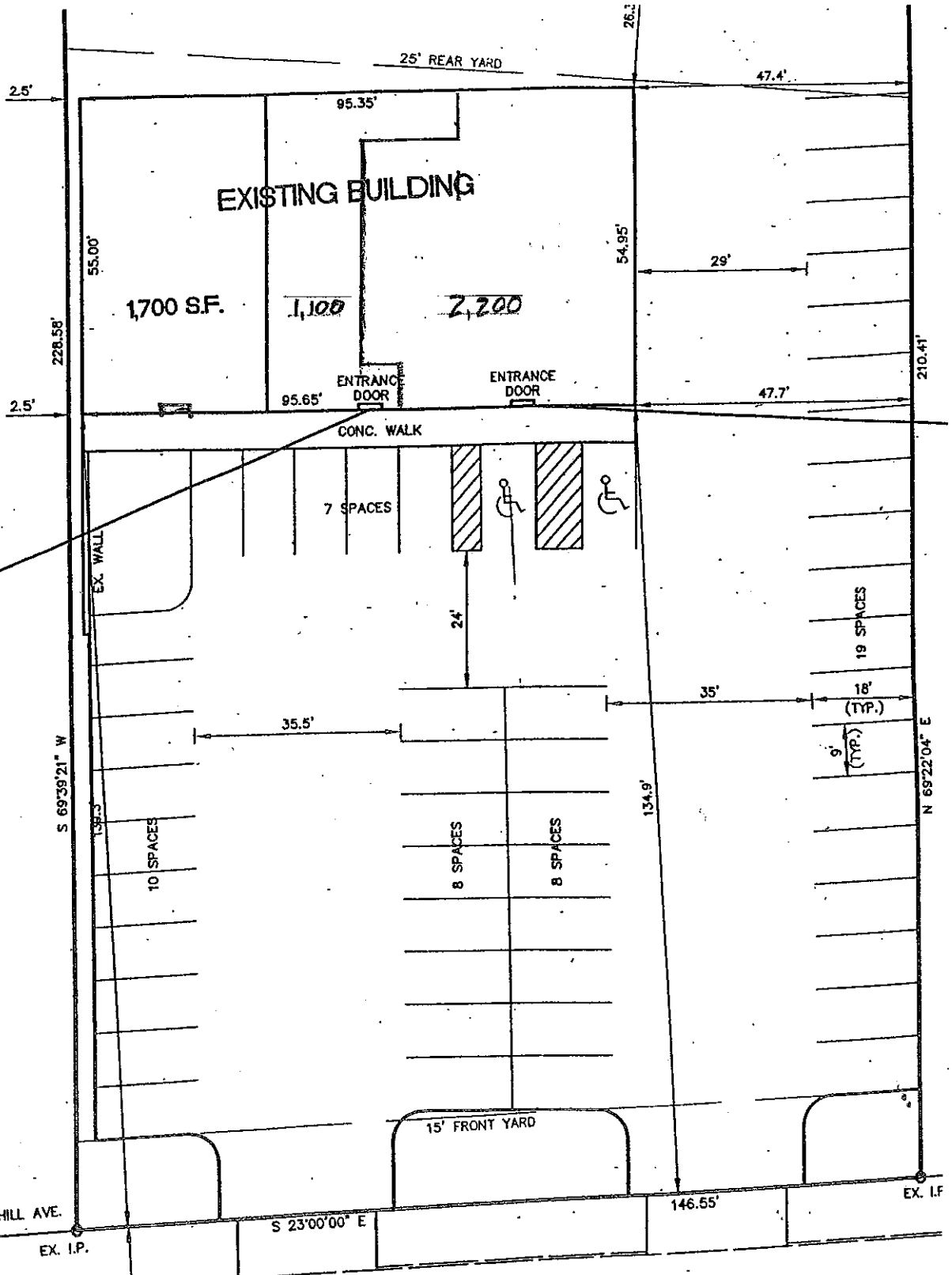


N/F
DTP ASSOCIATES, LLC

ENUE

ER
RED
DER
RED

14' TO EX. MON. @ BUNKER HILL AVE.
EX. I.P.



497 WATERTOWN AVENUE



10/25

**Phase I Environmental Site Assessment
Former AAMCO Transmissions
485-497 Watertown Avenue, Waterbury, CT
October 23, 2025 - Page 20**

Pavement at the Site, except for west of the building where it appears to be new, is in generally worn condition with significant evidence of repairs. A large, patched area, as shown in Figure 2, is located east of the building between it and Watertown Avenue. Both water and gas enter the Site north of this patch and would not be expected to travel across this portion of the Site. Electric and communication services appear to run from a pole into the building on its north side. It is possible that sewer service enters the building at this location or Site drainage features cross this patched area; however, this is not known with any level of certainty, and ultimately the explanation for the patch is not currently known.

6.2.15 Septic Systems

No septic systems were observed or have been reported in previous environmental reports or other historic data. Currently, no previous septic systems are known. The Site is reported to be connected to the municipal sewer system. Details for the date of connection to the municipal sewer system are not known and/or were not provided in available documents.

6.2.16 Drains and Sumps

No floor drains or sumps were observed on the Site.

Two catch basins were observed in the parking area east of the building and another was observed northwest of the building (see Figure 2). The discharge points of the catch basins are not known. The catch basin located northwest of the building appears to be connected to the roof drain system and includes a pipe directed westward toward the property boundary. No evidence of releases to the catch basins were observed.

7.0 FINDINGS & CONCLUSIONS

As requested, Down To Earth, LLC (DTE) has prepared a Phase I Environmental Site Assessment of the above-referenced property (Site). The Phase I Environmental Site Assessment (Phase I ESA) was completed in general accordance with standards published by the American Society of Testing and Materials (ASTM E1527-21) and the Connecticut Department of Energy and Environmental Protection's (CTDEEP's) Site Characterization Guidance Document (SCGD). In addition, we have provided our opinion as to whether the Site meets the definition of an "Establishment" under the Connecticut Property Transfer Act (Connecticut General Statute 22a-134). Our objective was to obtain information on historic and previous Site uses, in accordance with prevailing standards, and to identify Recognized Environmental Conditions (RECs) at the Site. For the purpose of this report, RECs are considered the same as Areas of Concern (AOCs).

Based on the results of this Phase I ESA, one REC/AOC has been identified for the Site which can be summarized as follows:



REC	Description
REC-1/ AOC-1	Prior Automotive Repair & Autobody Use: From approximately 1950 to the early 2000s, the Site was occupied by a variety of automobile repair, painting, and body work operations. This was conducted out of a former building in the northwestern corner of the Site which was demolished in 2007. AAMCO Transmissions operated out of this building during the 1980s and 1990s. AAMCO shipped drummed hazardous wastes from the Site and on at least three occasions exceeded the monthly threshold for waste generation of 100-kilograms of hazardous waste. A Phase II ESA identified limited detections of petroleum hydrocarbons in soil samples.

A prior environmental assessment of the Site (Apex, 2015) identified four off-site properties as separate RECs/AOCs. DTE is discounting potential environmental impacts originating from off-site properties. Under current CTDEEP regulations, an innocent third party is not responsible for remediating contamination that has migrated onto their property from an off-site source.

The Site's applicability under the Connecticut Property Transfer Act is discussed in Section 5.4 of this report. Due to past autobody operations and hazardous waste activity, the Site likely qualifies as an "Establishment" under Connecticut General Statutes Section 22a-134 if it is transferred before March 1, 2026. After that date, the Transfer Act will no longer apply because of regulatory changes. Legal counsel should be consulted for confirmation.