

FOR SALE

447 Wolcott Street
 Waterbury, Connecticut, 06705

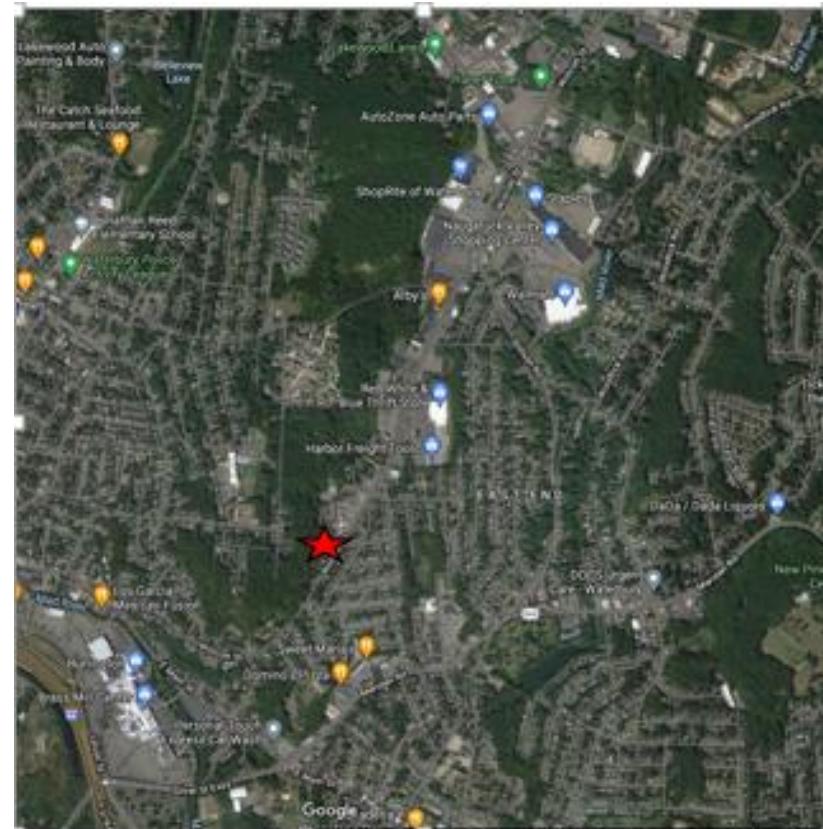
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- **447 Wolcott Street - FOR SALE \$350,000.00**
- Professional Office - Retail or Residential Conversion
- 2,284 +/- SF - 2 1/2 Story Building
- Open Main Floor- Private offices – Conference room
- 0.18 +/- Acre – Zoned CA
- 20,000 Vehicles per day Business Zoned
- Well located on Wolcott Street retail corridor

	Demographics		
	3 Mile	5 Mile	7 Mile
Population	89,536	147,691	213,633
Total HH	36,281	57,792	81,164
Average Income	\$58,226	\$67,638	\$74,677

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**COMMERCIAL
CONNECTION**
Real Estate Services

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