

FOR SALE

447 Wolcott Street
 Waterbury, Connecticut, 06705

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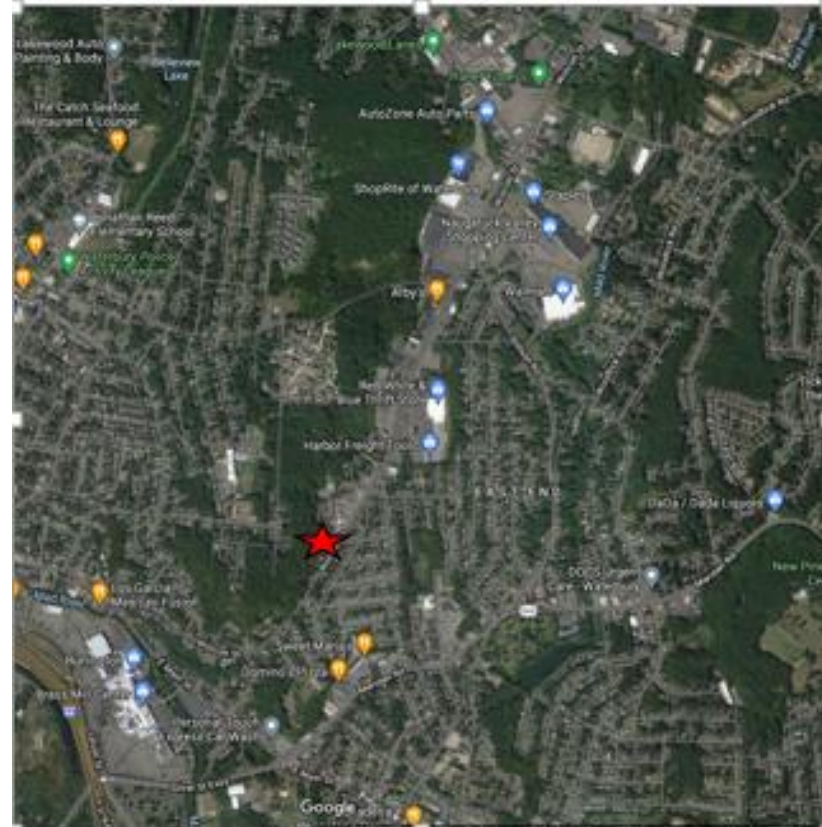
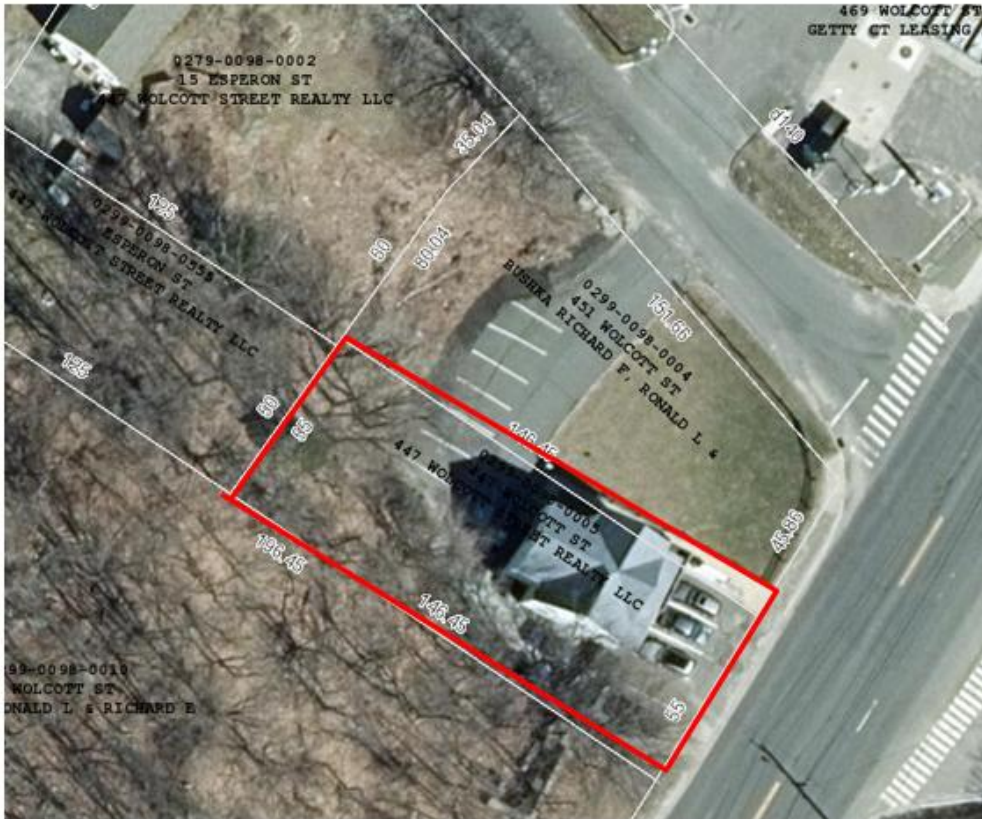


- 447 Wolcott Street - FOR SALE \$350,000.00
- Professional Office - Retail or Residential Conversion
- 2,284 +/- SF - 2 1/2 Story Building
- Open Main Floor- Private offices – Conference room
- 0.18 +/- Acre – Zoned CA
- 20,000 Vehicles per day Business Zoned
- Well located on Wolcott Street retail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

Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
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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