

# FOR SALE

**511 Lakewood Road, Waterbury, CT 06704**

***3,132 SF Freestanding Building***

**Asking \$325,000**



## PROPERTY INFORMATION

- **3,132 +/- SF Suitable for Retail, Office, Restaurant, or Medical Facility on .8 Acres Zoned CA**
- **Modern Masonry Building with Ample Parking (40+/- spaces) Built in 1970**
- **Visible Location on Lakewood Road - 16,766 Daily Traffic Count (CT DOT 2017)**
- **City Water/Sewer, Gas - Eversource**
- **Taxes \$16,930**
- **Former Restaurant Converted to Office**
- **Can be combined with adjoining parcel of .8 acres for a 1.6 acre retail site**

615 West Johnson Ave., Suite 202, Cheshire, CT 06410  
**Bob Bowden**  
**R. CALABRESE AGENCY, L.L.C.**  
[www.CalabreseAgency.com](http://www.CalabreseAgency.com)  
203-573-0342

Information provided is purported to be from reliable sources. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes in price, rental or other conditions, prior sale or withdrawal notice. It is suggested that prospective buyers/tenants should carefully verify each item and exercise due diligence.

# FOR SALE

511 Lakewood Road, Waterbury, CT 06704

*3,132 SF Freestanding Building*

**Asking \$325,000**

