

FOR SALE

**126 Waterbury Road
A/K/A Rte 69
Prospect, CT**



- **Approved Commercial Building Lot Consisting of 2.82 Acres**
- **Zone “B” - Business**
- **Currently Designed for a 15,600 S/F Building with Parking for 69 Vehicles**
- **Town Water on Street**
- **Eversource Electric and Gas on Street**
- **Traffic Count of 10,200 Vehicles Per Day!**
- **Aggressively Price at \$375,000.00**



MATTHEWS COMMERCIAL PROPERTIES LLC.

**819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com**

**CONTACT: Gerry Matthews 203-753-5800
Email: gdmattews@snet.net**

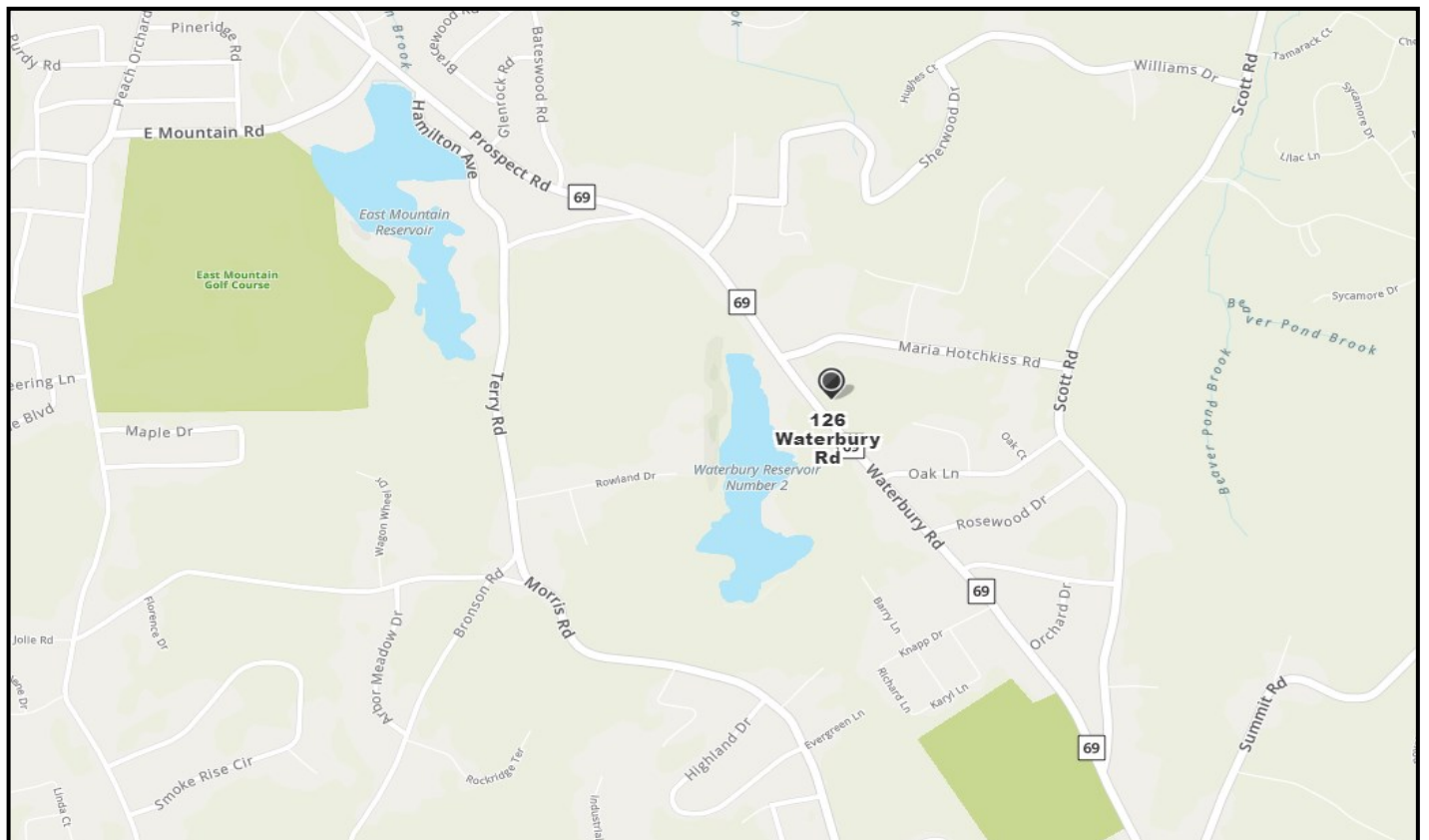
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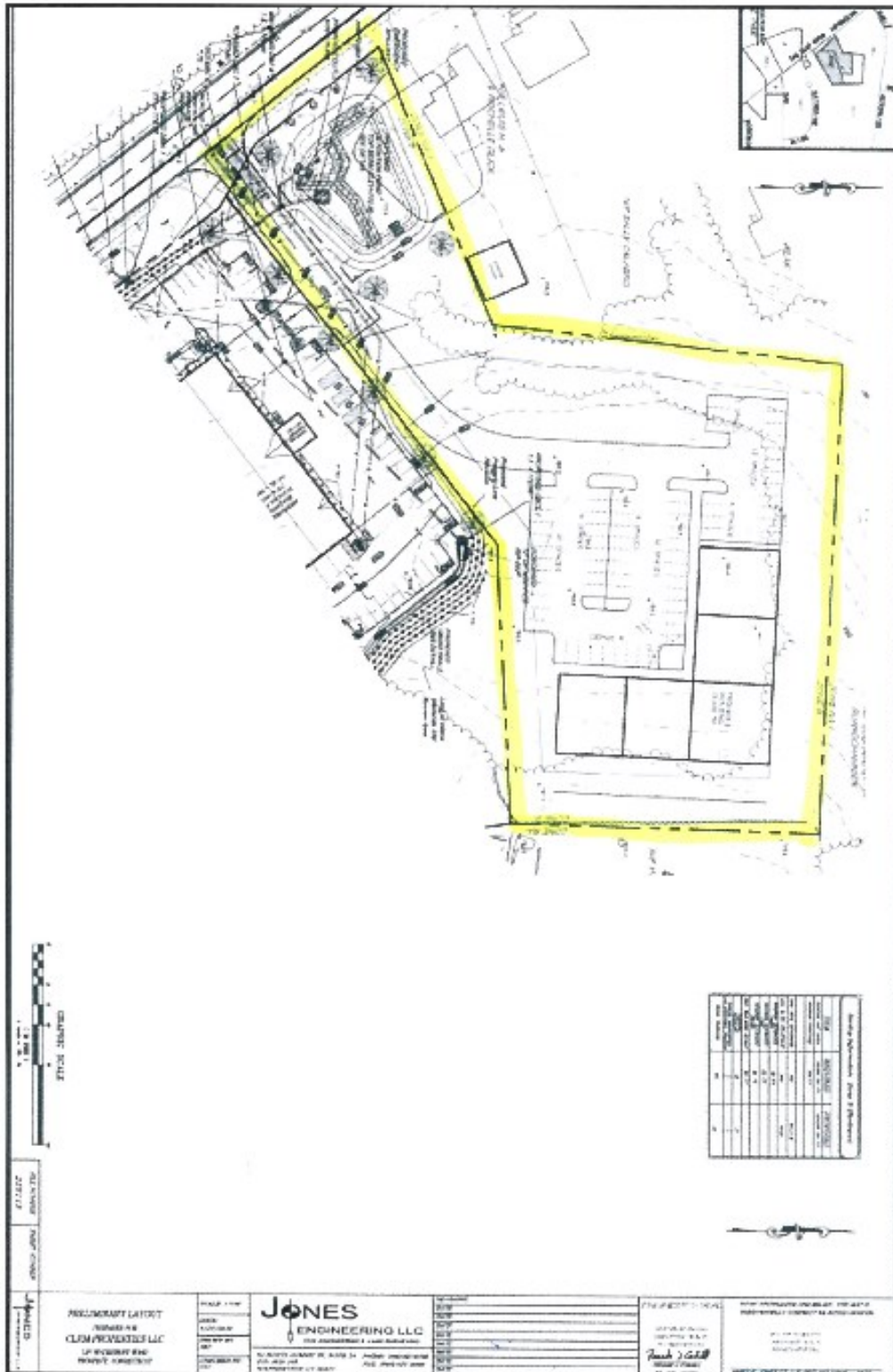
126 WATERBURY RD. PROSPECT

2.82 ACRES
APPROVED FOR 15,800 SF
ZONED BUSINESS

Legend

- 126 WATERBURY RD. PROSPECT, CT
- Prospect Family Medicine
- Prospect Golf
- Triple Stitch Sportswear





PRELIMINARY LAYOUT
 ISSUED BY
 CLM/PROVEDS LLC
 UP FRONT AND
 READY CONSTRUCTION

JONES
 ENGINEERING LLC
 1000 UNIVERSITY AVENUE, SUITE 100
 ANN ARBOR, MI 48106
 TEL: 734.769.1234
 FAX: 734.769.1235
 WWW.JONES-ENGINEERING.COM

DATE: 10/15/2014
 DRAWN BY: J. JONES
 CHECKED BY: J. JONES
 PROJECT NO.: 14-001
 SHEET NO.: 1 OF 1

