

FOR SALE OR LEASE

1177 Wolcott St., Waterbury, CT 06705

MATTHEWS COMMERCIAL PROPERTIES

Beautiful and Highly Visible Freestanding Office / Retail Building Available!



PROPERTY FEATURES:

- 2,416 SF +/-
- ADA Accessible 1st Floor
 - 3 Private Offices, Reception Area, 1 Bathroom, 1 Kitchenette, Back Porch
- 2nd Floor
 - 4 Private Offices, Large Open Area, 1 Bathroom, 1 Kitchenette, Side Deck with Staircase, Back Porch with Staircase
- Full Basement
- New Roof- 2020
- Great opportunity to invest and convert the property to residential
- Potential Office Uses-
 - Law Firm, Accounting Office, Real Estate Agency, Insurance Agency, Therapist Office, Medical Office
- Potential Retail Uses-
 - Spa / Hair / Beauty / Nail Salon, Salon Suites, Massage Therapy, Daycare, Pet Grooming / Supply Store
- Lease Rate- \$2,600 Per Month + Utilities + Landscaping + Snowplowing + Septic Tank Maintenance
- Sales Price- \$299,000

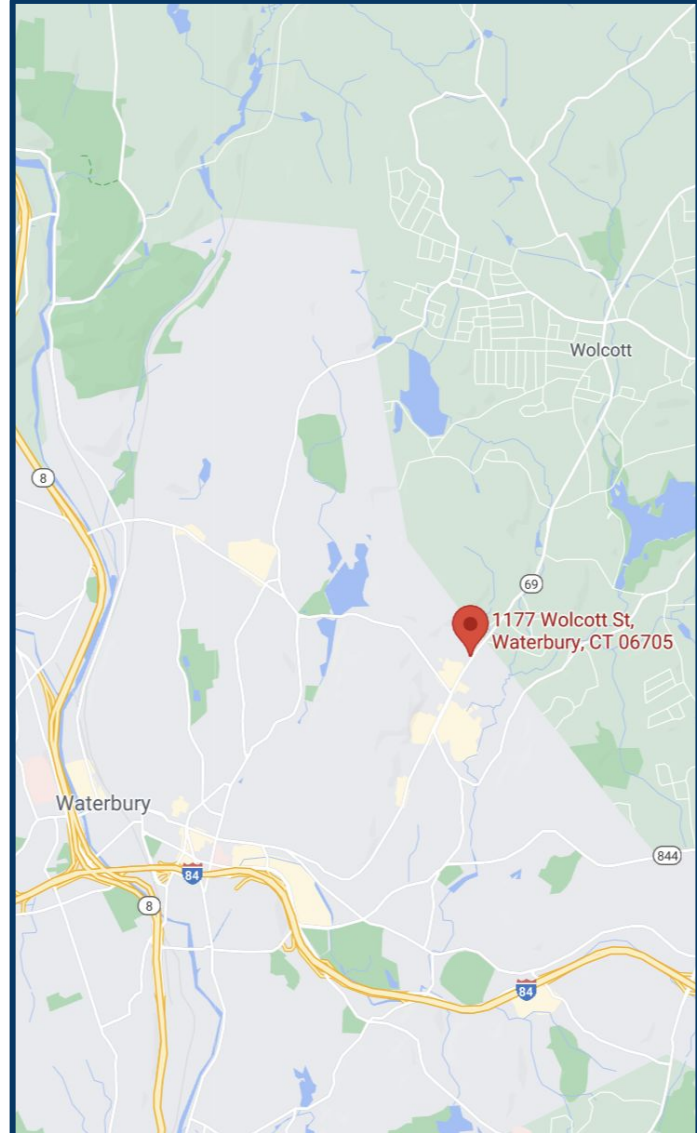
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PROPERTY DETAILS:

Total Available SF	2,416 SF +/-
Total Acres	2.17
Exterior Construction	Mahogany Siding & Stone
Interior Construction	Drywall, Tile, Stone
Year Built	1987
Ceiling Height	9'
Heat Source/ Type	Gas Forced Air
A/C	Central
Septic	Annual Pump Required
Water	City
Electric	Eversource
Zoning	CA
Assessment	\$186,220
Mill Rate	60.21
Annual Tax	\$11,212.31
Distance to I-84	3.4 Miles
Distance to RT-8	4.1 Miles



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