



Drubner Commercial
Real Estate Services

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NAME OF BUILDING OR SITE BOYDEN STREET (MBL) (0048-0938-0002) & (0048-095-0001)

TOWN Waterbury ST. & NO. Boyden Street Lots ZIP 06704

DESCRIPTION 92 +/- Acres (2 parcels) of Residential - Possible Zone Change to Industrial

WILL DIVIDE _____ PRESENT USES Vacant POTENTIAL USES Residential / Subdivision

BUILDING

FLOORS	SF	Ceiling
1st fl.	_____	_____
2nd fl.	_____	_____
3rd fl.	_____	_____
Other	_____	_____
Office SF	_____	_____
Total SF avail.	_____	_____
Total SF bldg.	_____	_____
Type Const.	_____	_____
Colum spacing	_____	_____
Yr. built	_____	_____
No. O/H doors	_____	_____
Truck docks	_____	_____
Parking	_____	_____
Expansion	_____	_____

MECHANICAL EQUIPMENT

Heat Type	_____
Elev.	_____
A/C Office	_____
plant	_____
Sprinkler	_____
Roof Type	_____
Year	_____
Other	_____

LAND

Acres	<u>92 +/-</u>
Zoning	<u>RS -12</u>
Condition of Site (%)	_____
Level	_____
Slope	_____
Wet	_____
Dry	_____

TERMS

Sale Price \$595,000

UTILITIES

Water:	Municipal	<input checked="" type="checkbox"/>	Well	_____
Electric:	Amp.	_____	Phase	_____
Gas:	_____	_____	_____	_____
Sewer:	Sanitary	<input checked="" type="checkbox"/>	Septic	_____

Tenant Pays:

Insurance	_____
Heat	_____
Water	_____
A/C	_____
Electric	_____
Taxes	_____

ASSESSMENT:

Land:	_____
Improvements:	_____
Total:	<u>\$152,540</u>
Mill Rate:	<u>60.21</u>
Taxes:	<u>\$9,184</u>

REMARKS:

92 acres on Boyden & Sheffield
high tension lines cross property
Rail lines run along bottom of property

TRANSPORTATION

Highway Visibility	_____
Interstate Highway	_____
Exit	_____
State Rt.	_____
RR Siding	_____

AGENT: JOHN FAMILIETTI

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