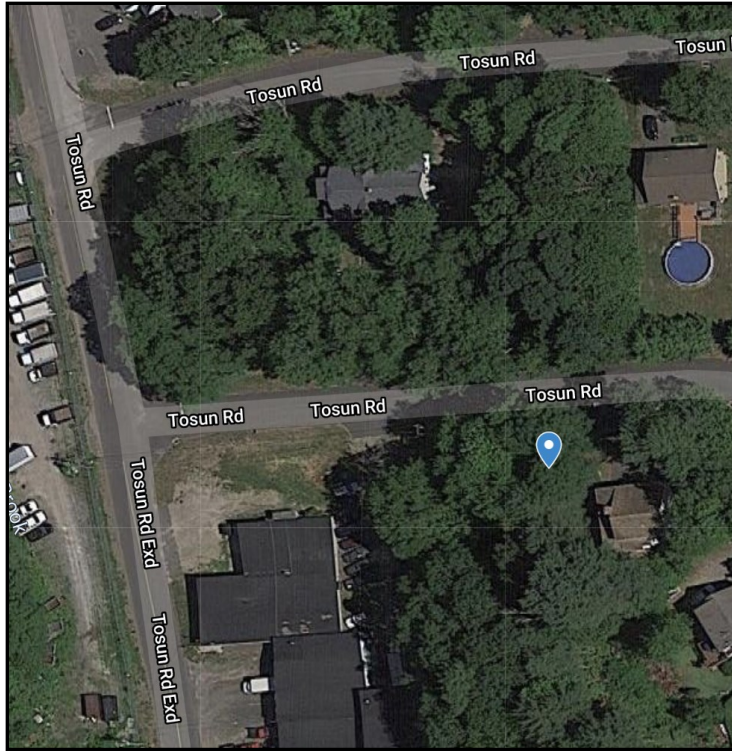


# FOR SALE

**Tosun Road, Wolcott, CT 06716  
- Lot 63**



- **0.25 acres, industrial zoned land for sale**
- **Conveniently located close to  
Wolcott Street, Waterbury / Wolcott Road, Wolcott**
- **Great opportunity to purchase industrial zoned land and  
construct a building / garage for your business or to lease**

**Sales price - \$40,000.00**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**

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

**CONTACT: Noah Matthews 203-753-5800  
Email: [MatthewsNoah@gmail.com](mailto:MatthewsNoah@gmail.com)**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>			
<b>CITY, STATE</b>			
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
Total S/F		Air conditioning	
Exterior construction		Type of heat	
Interior construction		Elevator	
Ceiling height		<b>TAXES</b>	
Roof		Assessment	
Date built		Tax	
<b>UTILITIES</b>		<b>OTHER</b>	
Sewer		Total acres	
Water		Zoning	
Gas		Parking	
Electric		Interstate / distance to	
		State Route / distance to	
		<b>TERMS</b>	
		Sale price	
		Lease rate	
		Condo Fees included in Rent!	

**COMMENTS:**

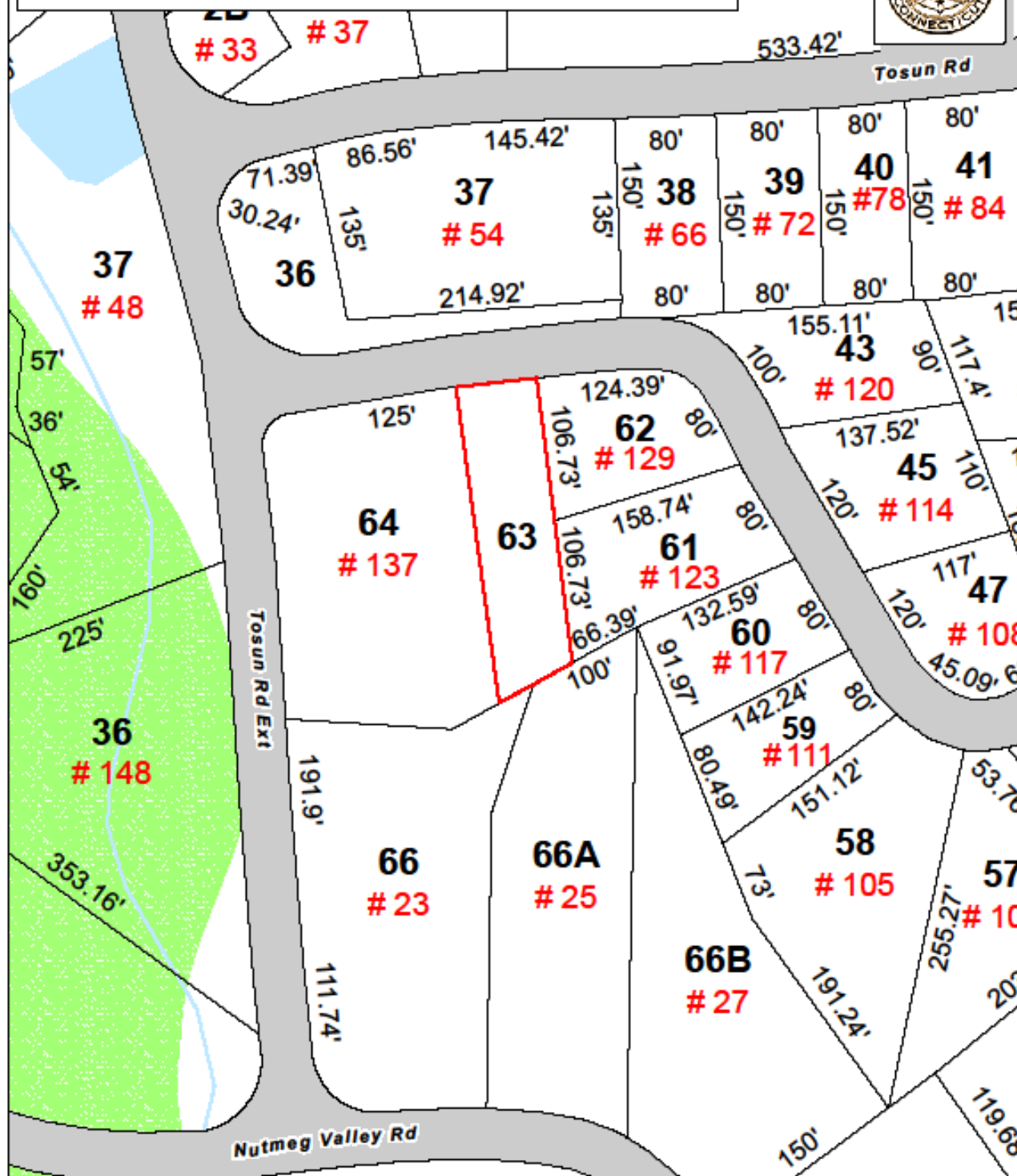
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**MATTHEWS COMMERCIAL PROPERTIES**  
**203-753-5800** **FAX 203-574-3875**

# Town of Wolcott, Connecticut - Assessment Parcel Map

Parcel: L0334900

Address: TOSUN RD



Approximate Scale: 1 inch = 100 feet

Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Wolcott and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced August 2016