

112 Rear Porter Street, Waterbury Connecticut



15,878± Square Feet

Significant Price Reduction!
Reduced by \$100,000

- .93 Acres
- Zoned IG
- Sale Price: \$690,000, Now Asking \$590,000

Waterbury qualifies for several Economic Development programs.



For further information contact:

Randy Vidal 203.226.7101 ext. 3, randy@vidalwettenstein.com

Scott Zakos 203.226.7101 ext. 4, scott@vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.



SIOR

Individual Members

Society of Industrial and Office Realtors

VIDAL/WETTENSTEIN, LLC

719 Post Road East, Westport, CT 06880

www.vidalwettenstein.com

112 Rear Porter Street, Waterbury Connecticut

Building Info

Total Bldg. Sq FT:	15878	Sprinkler:	No
Ceiling Height:	14 ft and 18 ft	Heating Type:	Gas warm air
Office SF:	1725	AC Main Bldg:	No
Industrial SF:	14,153	AC Office:	Yes
Asking Sale \$	\$590,000	Construction Type:	Masonry
Acres:	0.93	Roof:	Built up
Zoning:	IG	Year Built:	1900
Occupancy:	1-Jun-19	Year Renovated:	2000
		Loading Docks:	1
		Drive-In Doors:	1
		Column Spacing:	20X26
		Parking:	35+

Utilities:

Volts: 480
Amps: 800 , 3 phase
Water: City
Sewer: City
Gas: Yankee
Tax Assessment:472,601
Taxes: \$ 19,900
\$1.25 psft

Transportation:

Distance to Hwy: 1/2mile
Nearest Hwy: RT 8 and RT 84

Comments: 2 lavatories in shop area and 2 in the office area. 2 compressors, air lines throughout. Office has large bull pen, conference room and 3 private offices. 2 offices in shop area. Well maintained having had several upgrades. Possible building expansion at site. **Waterbury qualifies for several Economic Development programs.**

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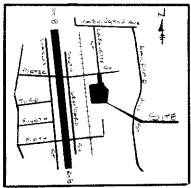
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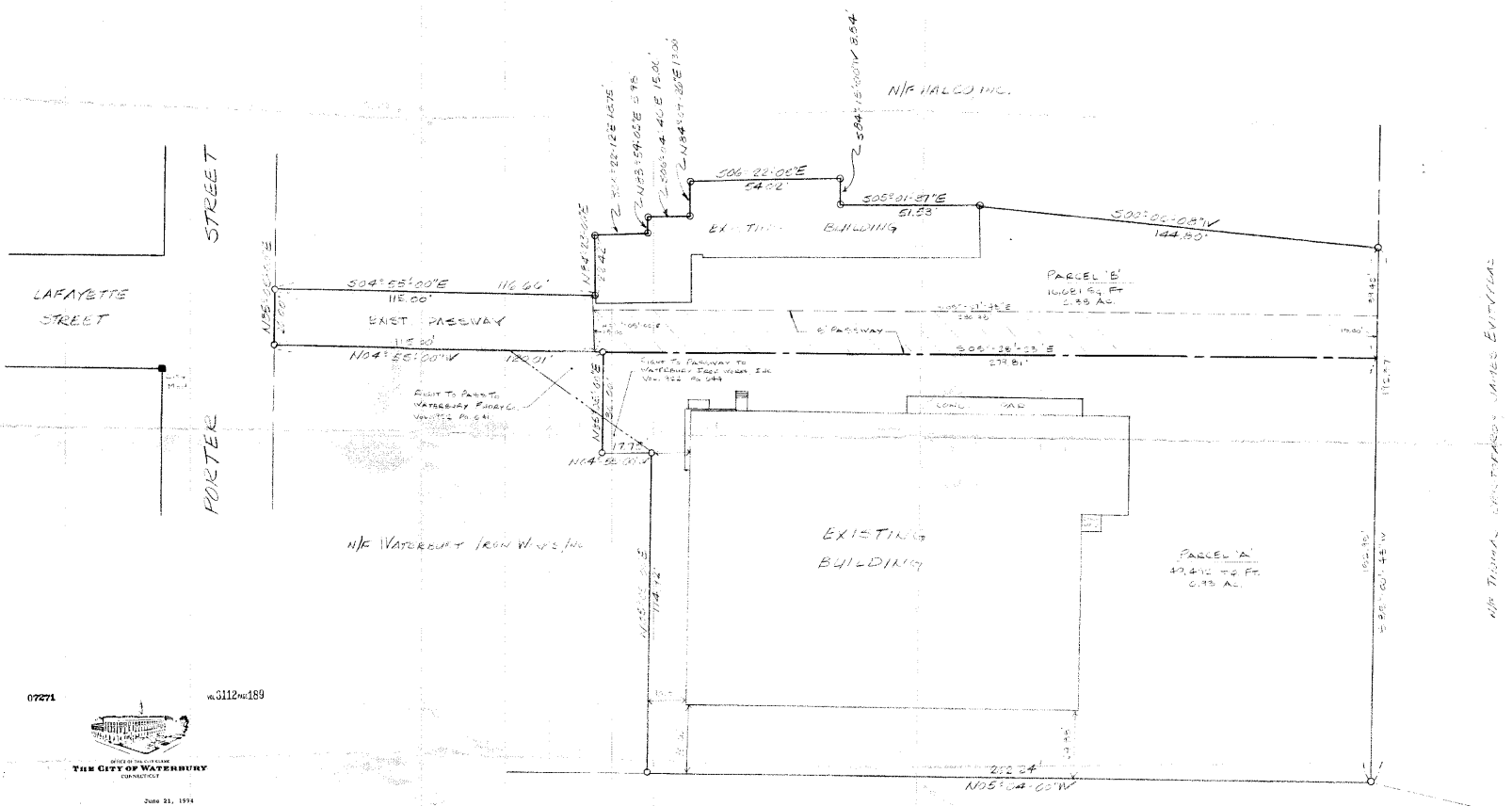
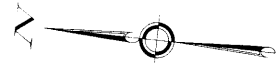
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LOCATION MAP
1" = 500'



MAP REFERENCE:

"MAP OF LAND OF THE WATERBURY PLAYING CO. WATERBURY, CONN.", 1" = 50', DATED NOV. 21, 1938, REVISED TO MARCH 22, 1971 BY THE AT PARTON CO.

NOTES:

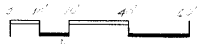
- 1) PRESENT ZONE IS F.G.
- 2) TOTAL AREA: 34,431 SQ. FT. 0.78 AC.

CONSIDERATION HAS BEEN GIVEN TO THIS DEVELOPMENT UTILIZING PASSIVE SOLAR ENERGY TECHNIQUES AS REQUIRED BY SECTION 9-37 OF THE LAND SUBDIVISION REGULATIONS.

OWNER/APPPLICANT/DEVELOPER

NARDOZZI REALTY CO.
60 GREEN HILL RD.
MIDDLETOWN, CT 06457
(203) 766-7044

SCALE



I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS 2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 13, 1984.

SURVEYOR: *James E. Meyers* DATE: 5-2-94 REGISTRATION NO.: 10838

SUBDIVISION OF LAND OWNED BY NARDOZZI REALTY CO. PORTER STREET WATERBURY, CT.

NOT VALID UNLESS ENCLOSED SEAL AFFIXED HEREBY.

SCALE: 1" = 20' DATE: 6-2-94 SHEET: 1 OF 1 DRAWN BY: JEM

MEYERS ASSOCIATES P.C. ENGINEERS - SURVEYORS - PLANNERS 80 LINDEN STREET WATERBURY, CT

07271

6112-189



THE CITY OF WATERBURY
CONNECTICUT

June 21, 1994

To Whom It May Concern:

This is to certify that at a meeting of the zoning Board of Appeals held on June 20, 1994 it was voted unanimously to grant the petition of NardoZZi Realty Company requesting the following:

- 1) frontage variance from a lot width of 100 feet to 20 feet for Parcel B
- 2) frontage variance from a lot width of 100 feet to 20 feet for Parcel A, so as to create a total lot width of 120 feet for the property.
- 3) an area variance from 100,000 square feet to 38,881 square feet for Parcel B, the property located at 112 Porter Street, in C.D. 2000.

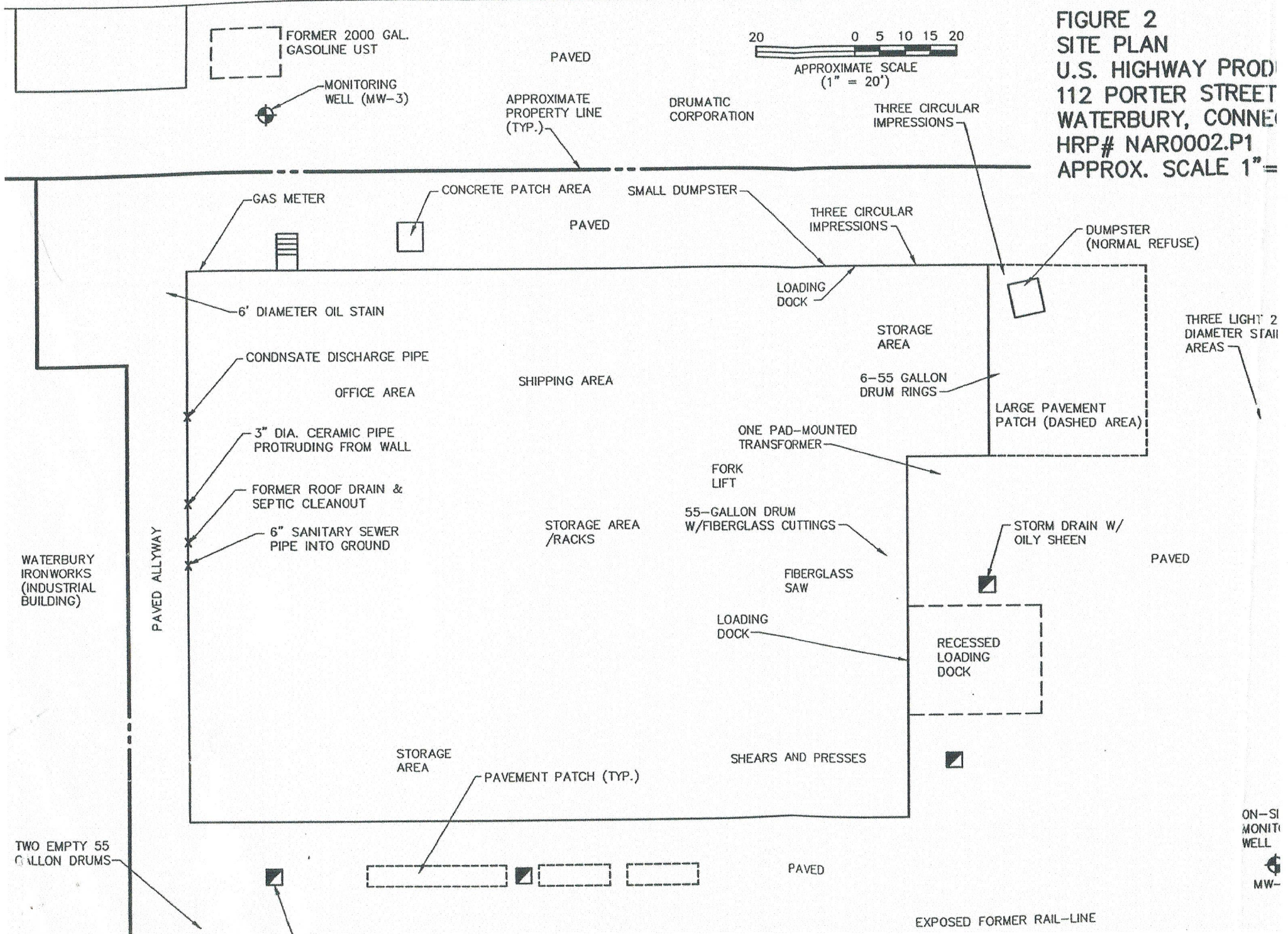
ATTEST: *[Signature]*
CITY CLERK

PROPOSED: *[Signature]*
REFERENCE RECORD: 44955
CEN. JUN 22 1994

N/E BOOTHBY & MAINE RAILROAD CORPORATION

N/E THOMAS CONSTRUCTION, JAMES EVITINAS

FIGURE 2
SITE PLAN
U.S. HIGHWAY PROD
112 PORTER STREET
WATERBURY, CONNE
HRP# NAR0002.P1
APPROX. SCALE 1" =



EXPOSED FORMER RAIL-LINE

