

FOR SALE

17 & 23 Gilbert Street, Waterbury, CT

MATTHEWS COMMERCIAL PROPERTIES



COMMERCIAL SERVICE GARAGE

***2,786 SF+/- *CBD Zone *0.19 Acres +/-**

SALES PRICE: \$299,000.00

Contact:

NICK LONGO 203.578.0208

neegall@aol.com

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819 Straits Tpke, Suite 3B, Middlebury, CT 06762

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BUILDING

Total Available SF	2,786 SF +/- (Office 100 SF +/-)
Number of Floors	1
Exterior Construction	Block. Flat Asphalt Roof.
Interior Construction	Block
Overhead Doors	3
Year Built	1930
Ceiling Height	8' - 15'
Parking	Off-Street
Zoning	CBD

PROPERTY

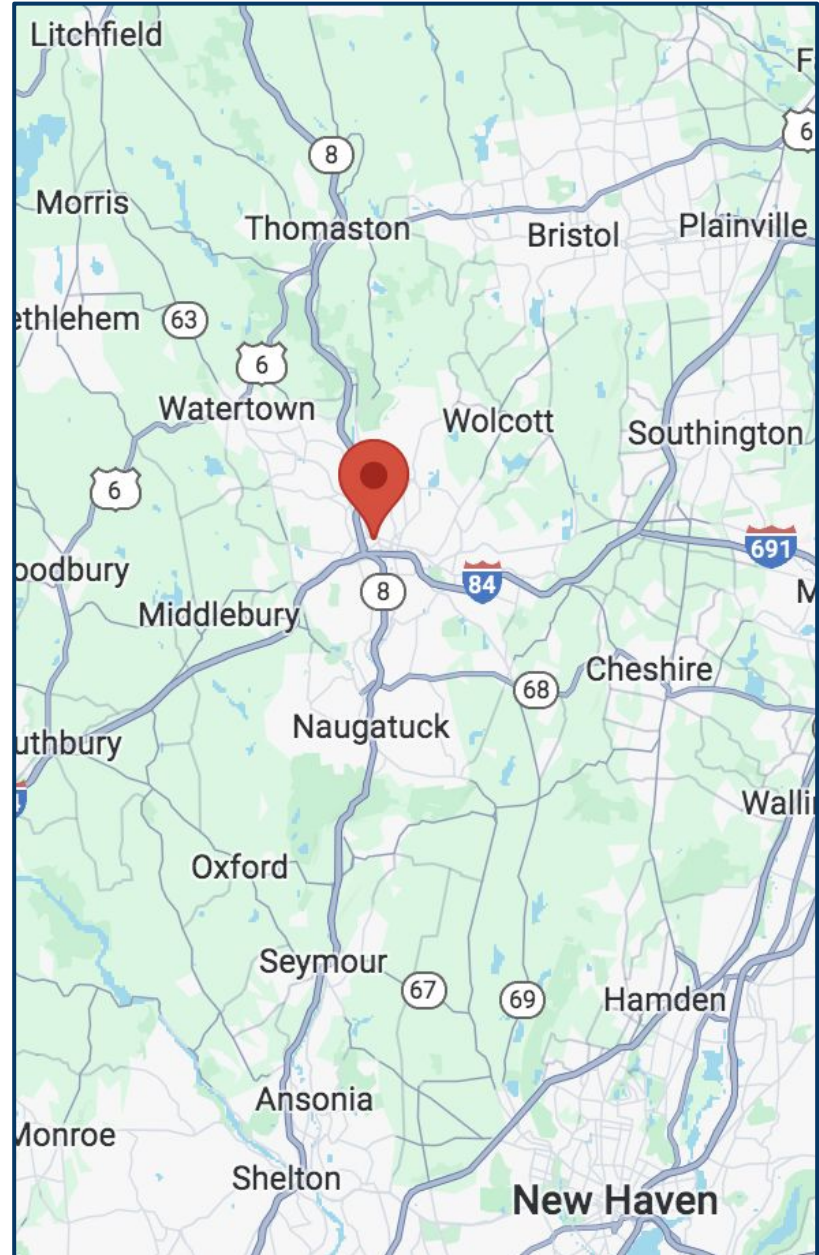
Lot Size	0.19 Acres
Distance to I-84 & RT-8	0.5 Miles & 0.5 Miles

MECHANICALS & UTILITIES

Heat Source/ Type	Gas - City
A/C	Wall Unit
Electric	200 AMP / 240 Volt Single Phase
Sewer	City
Water	City

TAXES

Assessment	\$108,710.00
Mill Rate	55.50
Annual Taxes	\$6,033.51 (\$2.17 PSF)



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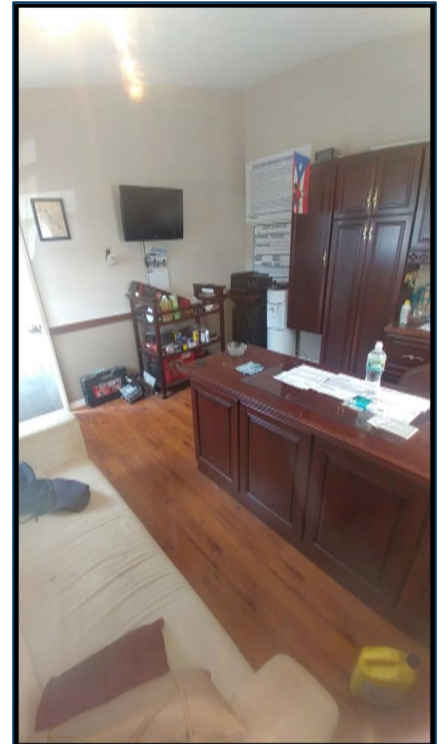
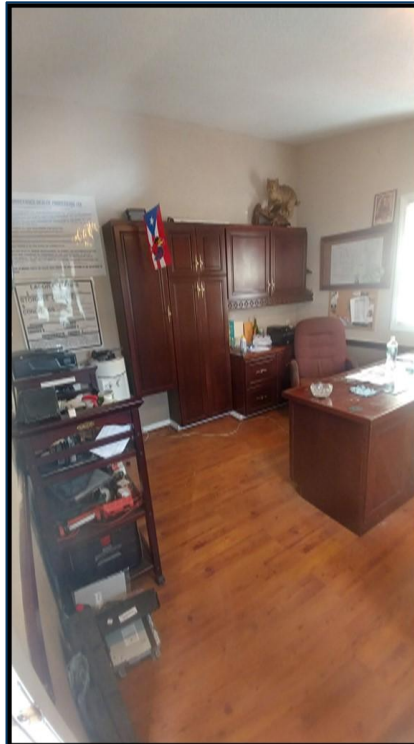
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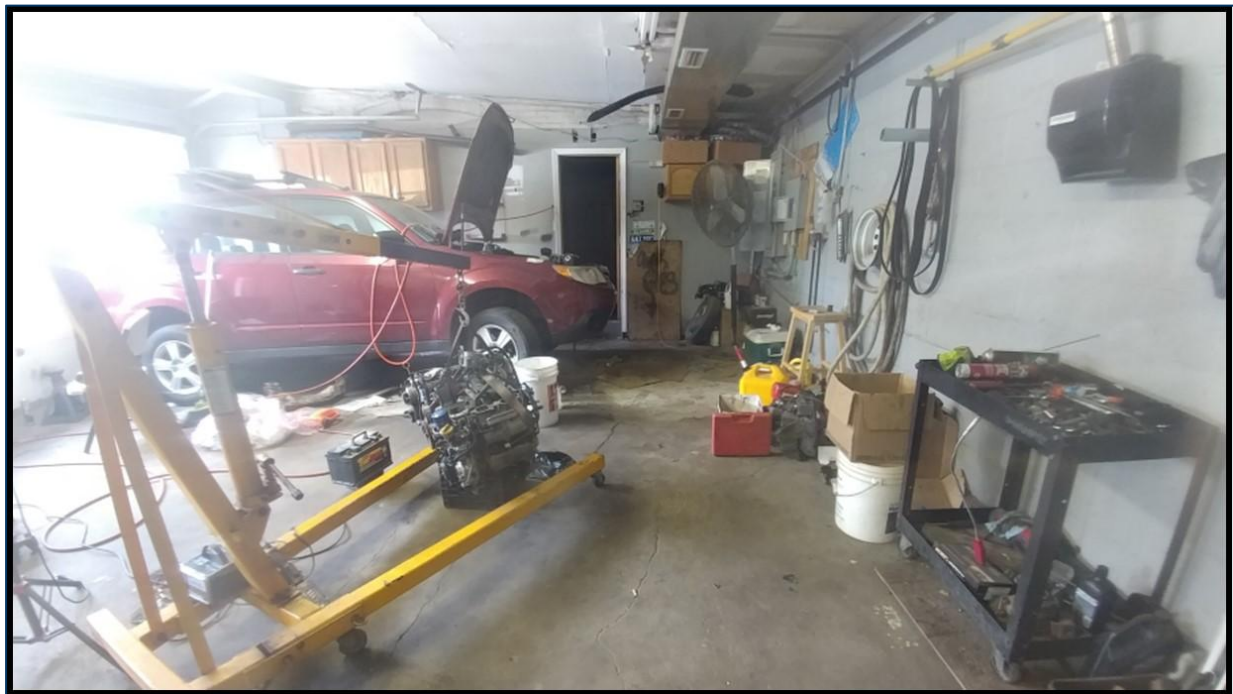
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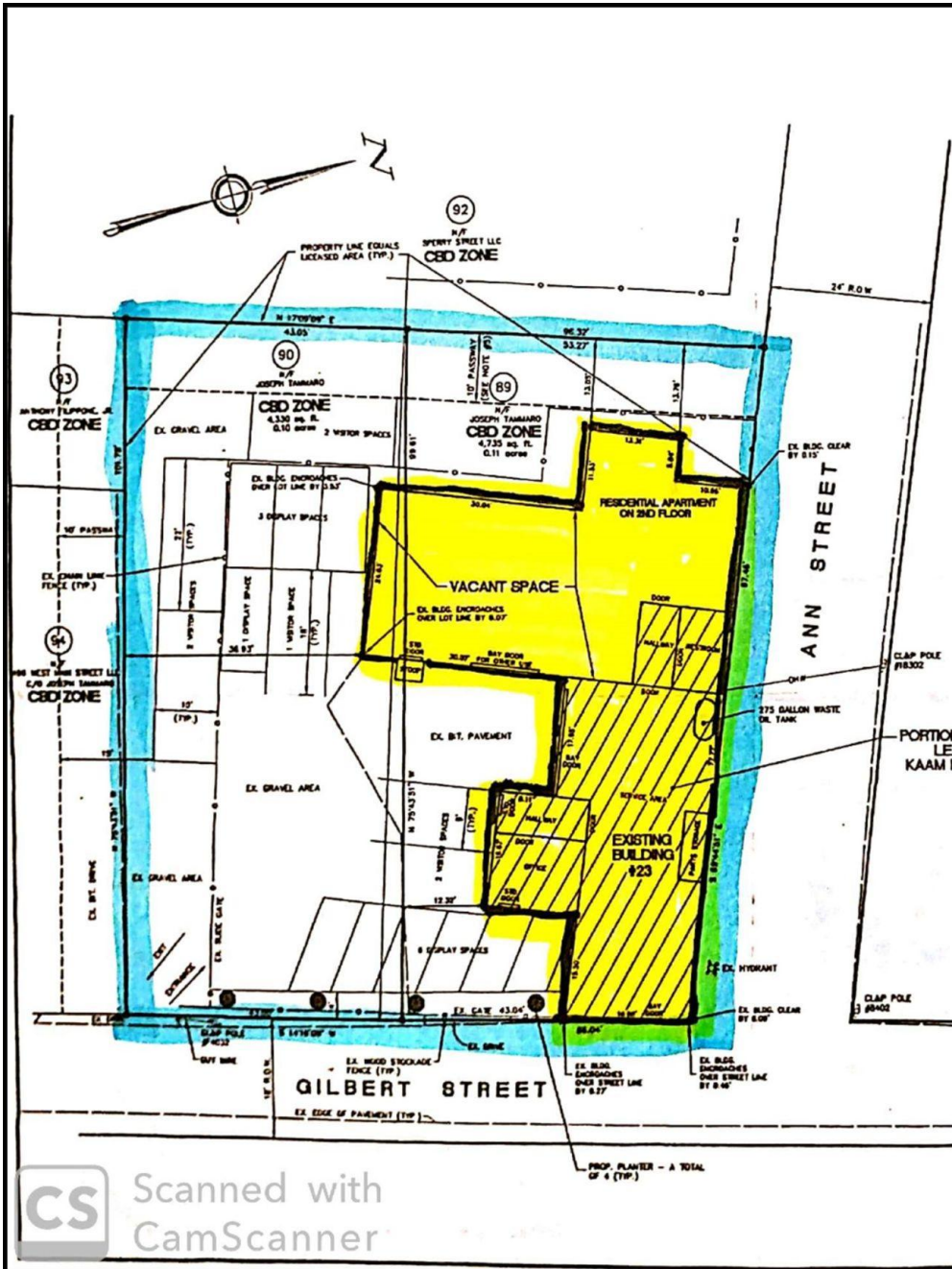
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ZONING INFORMATION - BOTH LOTS

ITEM	REQUIRED/ALLOWED	PROVIDED
PRESENT ZONE	CBD	CBD
USE	CENTRAL BUSINESS DISTRICT	1) RESIDENTIAL APARTMENT 2) AUTOMOBILE & MARINE CRAFT TRAILER
MINIMUM FRONTAGE	NA	86.04'
FRONT YARD	NA	0.45' <i>encroaching</i>
SIDE YARD	NA	6.07' <i>encroaching</i> / 36.93'
REAR YARD	NA	13.05'
MINIMUM LOT AREA	NA	9,045 sq ft
CORNER LOT SETBACK	AVG. DEPTH BLDGS WITHIN 200'	0.00'
BUILDING AREA	NA	2,522 sq ft
BUILDING COVERAGE	NA	29.0%
IMPERVIOUS COVERAGE	NA	41.5%
PARKING SPACES	SEE BELOW	7

* DENOTES EXISTING NON-CONFORMING ITEM

PARKING CALCULATIONS:

- 1) USED CAR SALES (0.1 PER DISPLAY SPACE PLUS 3 PER SERVICE BAY) = 7 SPACES REQUIRED
A TOTAL OF 10 DISPLAY SPACES FOR USED CAR SALES HAVE BEEN SHOWN HEREON

MAP REFERENCES:

- MAP OF LAND OF NEW BETHLEHEM & NEWMAN'S BETHLEHEM WATERBURY CONN. THE A.J. PATTON CO. SURVEYOR WATERBURY CONN. JULY 18, 1934 SCALE 1"=40'
- MAP OF LAND OF JOSEPH PROHALD OCT. 1925, BY THE A.J. PATTON CO. SURVEYOR WATERBURY, CONN.
- MAP OF LAND OF THE SALES AND SERVICE MANAGING COMPANY WATERBURY, CONN. THE A.J. PATTON CO. SURVEYOR WATERBURY, CONN. OCT. 27, 1958 SCALE 1"=40'
- VARIOUS BLOCK MAPS AND FIELD NOTES FROM THE FILES OF THE A.J. PATTON CO. SURVEYOR WATERBURY, CONN.
- MAP OF PROPERTY PREPARED FOR WALDOPT-GILLEN THE 428 WEST MAIN STREET WATERBURY, CONNECTICUT, SCALE 1"=20', DATE: 8-29-02, BY MEYERS ASSOCIATES, P.C.
- MAP OF LAND OF JACOB ALBERT APRIL 1920, BY THE A.J. PATTON CO. SURVEYOR WATERBURY, CONN.
- SURVEYED FOR J.B. WALLINGS OFFICE OF A.J. PATTON SURVEYOR AUG. 1927 SCALE ONE INCH = FOUR FEET.

NOTES:

- TOTAL AREA OF PROPERTY IS 8,068 SQUARE FEET OR 0.21 ACRES.
- PRESENT ZONE IS CBD.
- Ⓢ DENOTES LOT NUMBER FOR TAX ASSESSOR'S MAPS.
- LOT 89 SHOWN HEREON HAS A 12 UNIT TAX ASSESSOR'S LOT NUMBER OF 0253-0007-0089 AND LOT 90'S IS 0253-0007-0088.
- PROPERTY IS SUBJECT TO RIGHT OF PASSWAY 10 FEET WIDE IN COMMON WITH GATE L. WALLINGS, HER HEIRS AND ASSONS AND OTHERS DRIVING RIGHTS OF WAY IN SAID PASSWAY WHICH EXTENDS ALONG THE WESTERN LINE OF SAID PROPERTY FROM LINES NOW OWNED AND FORMERLY OWNED BY GATE L. WALLINGS ON THE SOUTH TO AND 57' ON THE NORTH AS CONTAINED IN DEED FROM LOREN R. CARTER TO THOMAS F. LUMBY IN VOLUME 128, PAGE 108, W.L.R.

SURVEY NOTES:

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-200-1 AND 20-200-30 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. THE TYPE OF SURVEY PERFORMED IS A(4) ZONING LOCATION SURVEY. BOUNDARY DETERMINATION IS BASED ON A(4) DEPENDENT RECOVERY. THIS SURVEY CONFORMS TO A CLASS A-2. TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

SCOTT A. WELLS, L.S. 2-15-13 DATE 70893 REVISION NO. 01



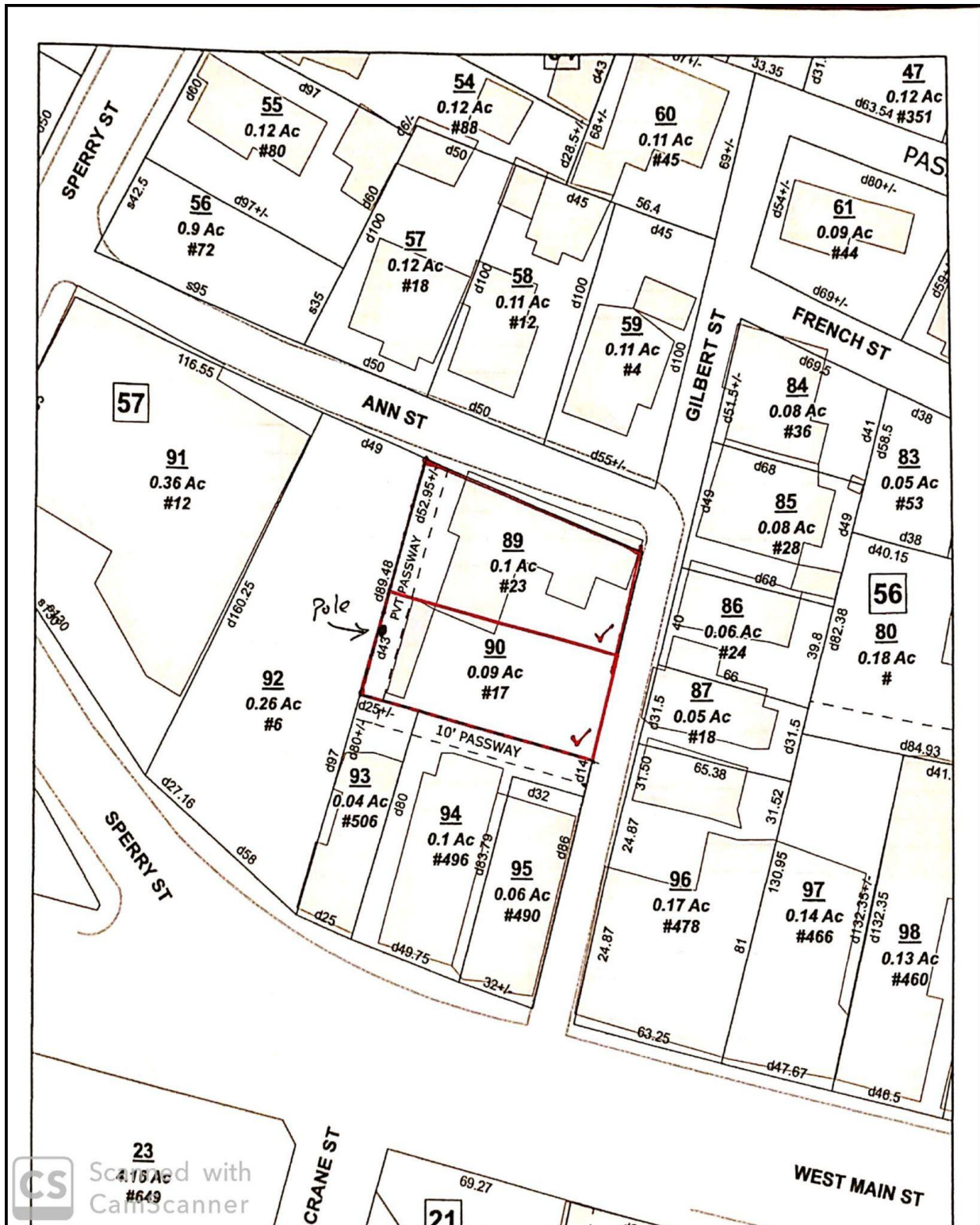
SCALE 1"=10'	DATE 2-15-13	ZONING LOCATION SURVEY PREPARED FOR KAAM MOTORS LLC 83 GILBERT STREET WATERBURY, CONNECTICUT MEYERS ASSOCIATES P.C. ENGINEERS - SURVEYORS - PLANNERS 80 LITCHFIELD STREET WATERBURY, CONNECTICUT 06705 - 02 21 79 0200
DRAWN BY S.A.M.	NOT VALID UNLESS SIGNED AND SEAL APPLIED HEREON	

Scanned with CamScanner

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