

COMMERCIAL



CONNECTION
REAL ESTATE LLC

FOR SALE

16 Maple Avenue Collinsville, CT

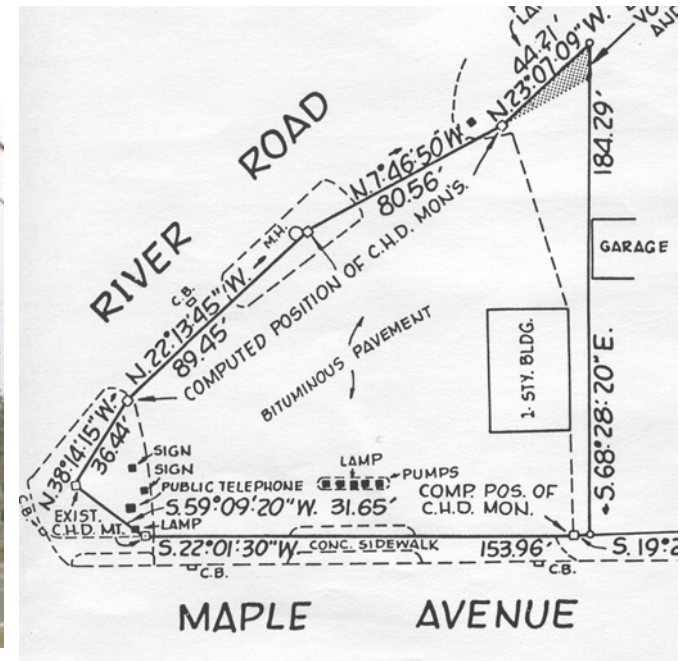
Contact: John Famiglietti

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1803 East Main Street

Waterbury, CT, 06705



- For Sale \$225,000.00
- Currently Gibbs Lube Center
- Current or lesser impact use allowed
- Gas Station Convenience Not Allowed
- .47 Acre Lot
- 1,305 SF Building (Tanks removed)
- AR-1 Zone (Non conforming use)
- 7,300 Traffic Count (2000)
- At the intersection of RT 179 & Maple

Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	2,431	13,400	33,862
Total H H	982	4,957	12,957
Average Income	\$73,449	\$103,905	\$107,228

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