

COMMERCIAL



CONNECTION  
REAL ESTATE LLC

# FOR SALE

## 1864 East Main Street Waterbury, Connecticut

Contact: John Famiglietti

Phone: 203-596-7777

Fax: 203-596-8494

www.commercialconnectionllc.com

1803 East Main Street

Waterbury, CT 06705



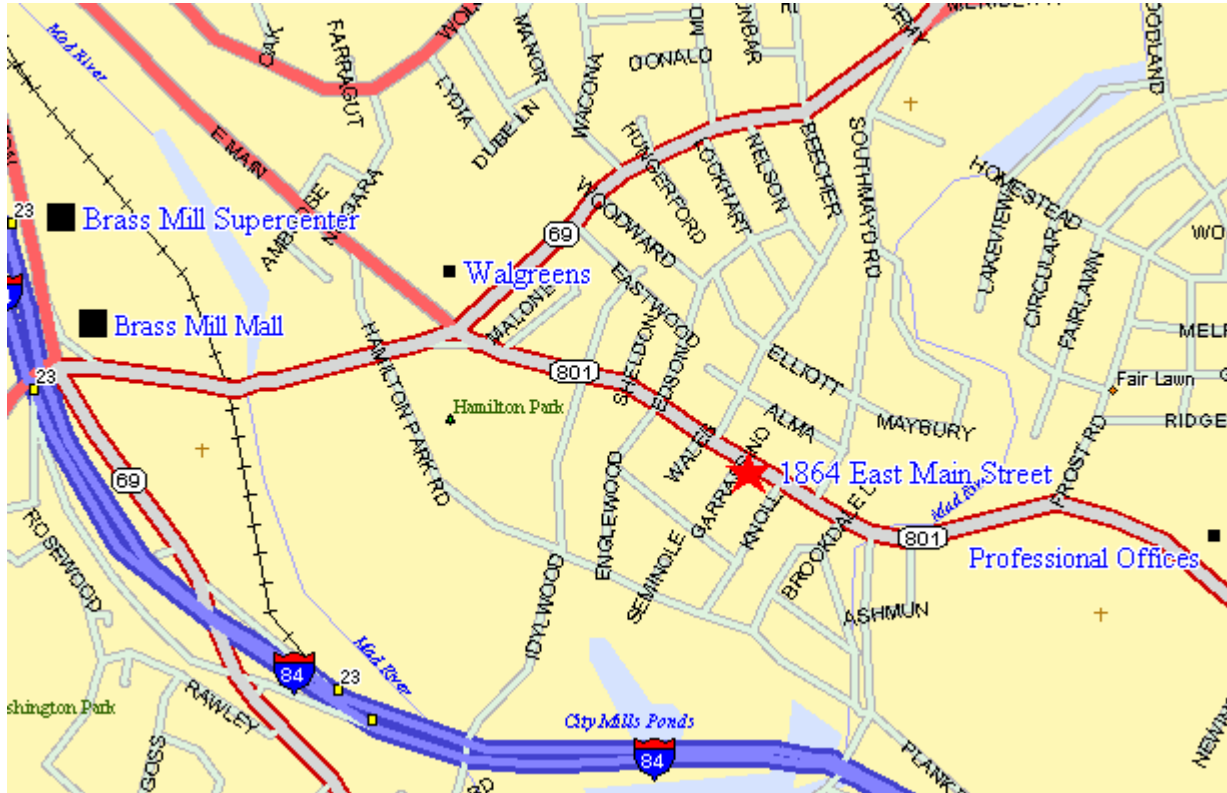
- For Sale \$525,000.00
- 7.895 SF Commercial Building
- .63 Acres +/-
- Former Bakery equipped with ovens and coolers
- Neighboring Tenants : Cavallo's, Barlow Staffing, Hamilton Liquor

### Demographics

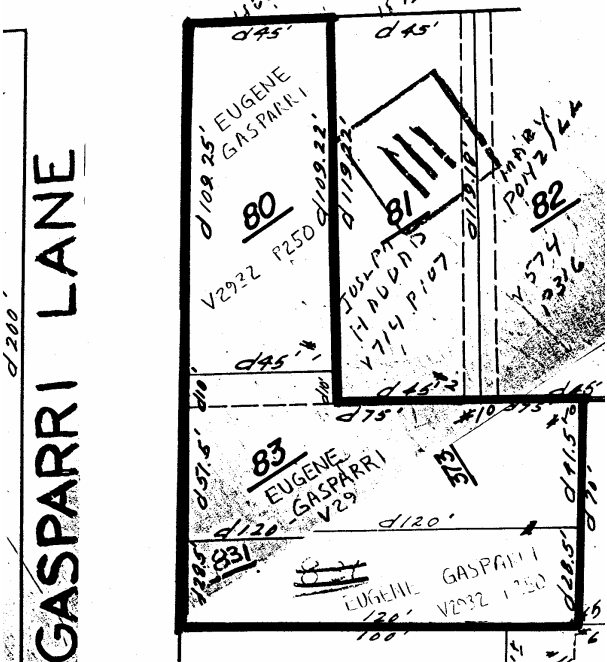
	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,022	90,534	162,334
Total HH	5,571	35,920	62,897
Average Income	\$32,062	\$35,258	\$41,424

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR PRICE, RENTAL OR OTHER CONDITIONS, WITH DRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS

# 1864 East Main Street Waterbury, Connecticut



## EAST MAIN STREET



COMMERCIAL



CONNECTION  
REAL ESTATE LLC

Contact: John Famiglietti

1803 East Main Street  
Waterbury, CT, 06705

Phone: 203-596-7777  
Fax: 203-596-8494

[www.commercialconnectionllc.com](http://www.commercialconnectionllc.com)