

FOR SALE

50 Pierpont Road
Waterbury, CT 06705



3.35 acres on I-84
Outstanding development opportunity
Highly visible - Commercial zoned
Property includes: Ranch house
Ideal for all uses
Sale Price: \$375,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS 50 Pierpont Road

CITY, STATE Waterbury, CT 06705

BUILDING INFO **MECHANICAL EQUIP.**

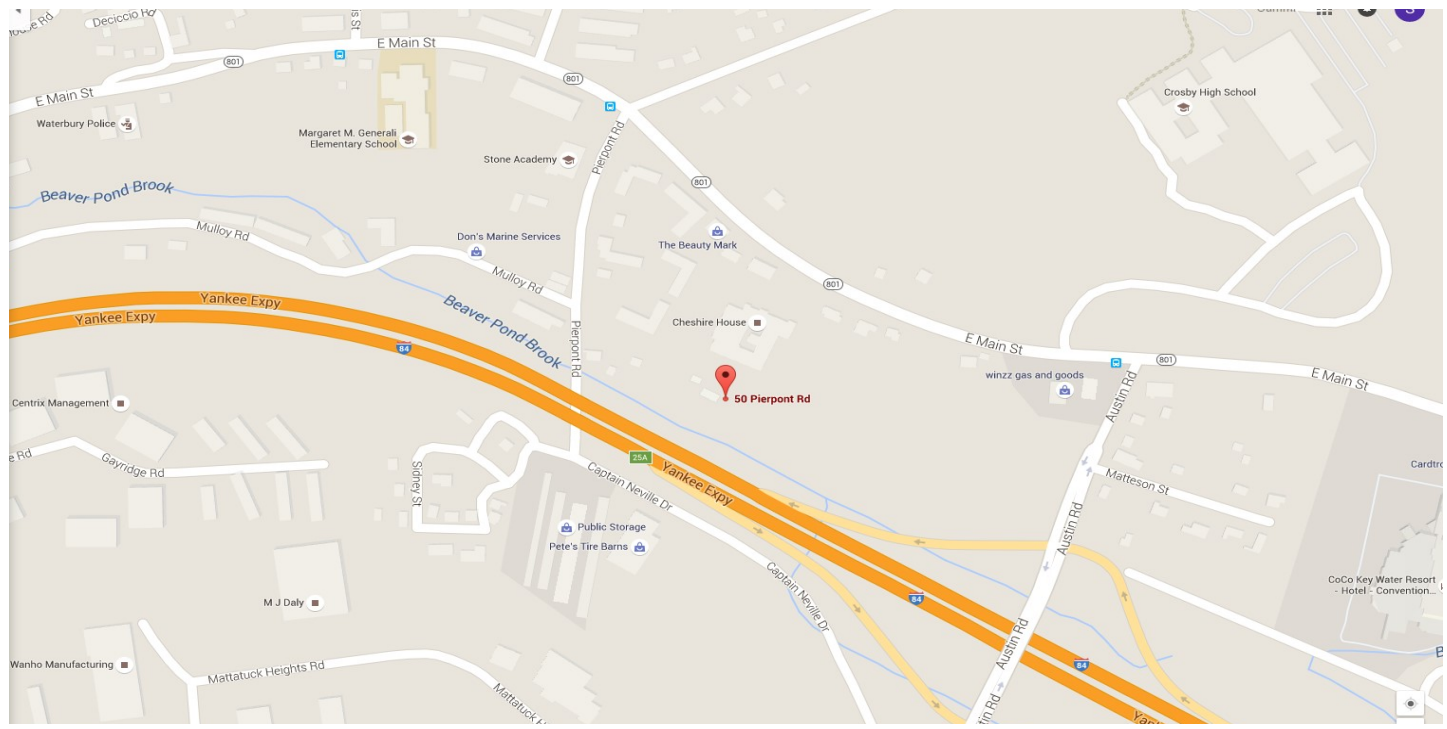
Total acres	3.35	Air Conditioning	
Building S/F	646	Sprinkler / Type	
Ext. Construction	Vinyl siding	Type of Heat	
Int. Construction		OTHER	
Number of floors	1	Zoning	CG
Roof	Asphalt	Parking	
Date Built	1900	State Route / Distance To...	
Ceiling Height		TAXES	

UTILITIES

Sewer City
 Water City
 Gas Yes
 Electrical Yes

TERMS

Sale \$375,000.00



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 Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

THE L&L ASSOCIATES
 200 WEST 10TH STREET
 SUITE 200
 DENVER, COLORADO 80202



ZONING TABLE

RL ZONE	PARCEL A	PARCEL B
MINIMUM LOT AREA	5,000	5,000
MINIMUM FRONT YARD SETBACK	5.0'	5.0'
MINIMUM SIDE YARD SETBACK	5.0'	5.0'
MINIMUM REAR YARD SETBACK	5.0'	5.0'
MINIMUM FRONT SETBACK	5.0'	5.0'
MINIMUM SIDE SETBACK	5.0'	5.0'
MINIMUM REAR SETBACK	5.0'	5.0'
MINIMUM FRONT SETBACK	5.0'	5.0'
MINIMUM SIDE SETBACK	5.0'	5.0'
MINIMUM REAR SETBACK	5.0'	5.0'
MINIMUM FRONT SETBACK	5.0'	5.0'
MINIMUM SIDE SETBACK	5.0'	5.0'
MINIMUM REAR SETBACK	5.0'	5.0'

Received For Review
 March 27, 2011
 Doc # 3872
 DRAWER 38
 PAGE 14

REGISTERED
 2010021803
 BY: [Signature]

1. THE L&L ASSOCIATES HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING REGULATIONS OF THE CITY OF DENVER.
2. THE L&L ASSOCIATES HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING REGULATIONS OF THE CITY OF DENVER.
3. THE L&L ASSOCIATES HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING REGULATIONS OF THE CITY OF DENVER.
4. THE L&L ASSOCIATES HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING REGULATIONS OF THE CITY OF DENVER.
5. THE L&L ASSOCIATES HAS CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN CONFORMANCE WITH THE ZONING REGULATIONS OF THE CITY OF DENVER.

PROPERTY SURVEY
 SHOWING REVISION
 OF LOT LINES
 BETWEEN THE SECOND AND
 THIRD PARCELS OF
 AARON SANTOS
 AND
 PAUL DESANTIS
 INTO PARCELS "A" AND "B"
 BIRMINGHAM ROAD
 WATERBURY CONNECTICUT

SCALE 1" = 40'
 DATE: SEP. 8, 2008
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]



LEGEND
 LOT LINE
 EASEMENT
 ETC.

STATE OF CONNECTICUT
 N/T ROSSMAN
 RESID
 ETL
 NO. 1599
 PARCELS 277

STATE OF CONNECTICUT
 N/T EAGLE NEST CONDOMINIUM
 NO. 2027 PARCELS 124

STATE OF CONNECTICUT
 N/T CHESSING HOUSE REALTY LLC
 NO. 2027 PARCELS 210