

# FOR LEASE

**Calabro & Hamilton Avenue  
Waterbury, CT 06706**



- **0.57 +/- Acres Commercial Property**
- **Ideal Location for a Gas Station / Commercial Store**
- **Possible Used Car Lot**
- **Great Visibility with Frontage on 3 Sides!**
- **Land Lease of \$2,000 Per Month Plus Taxes**
- **Possible Build to Suit**
- **Other Options Available!**



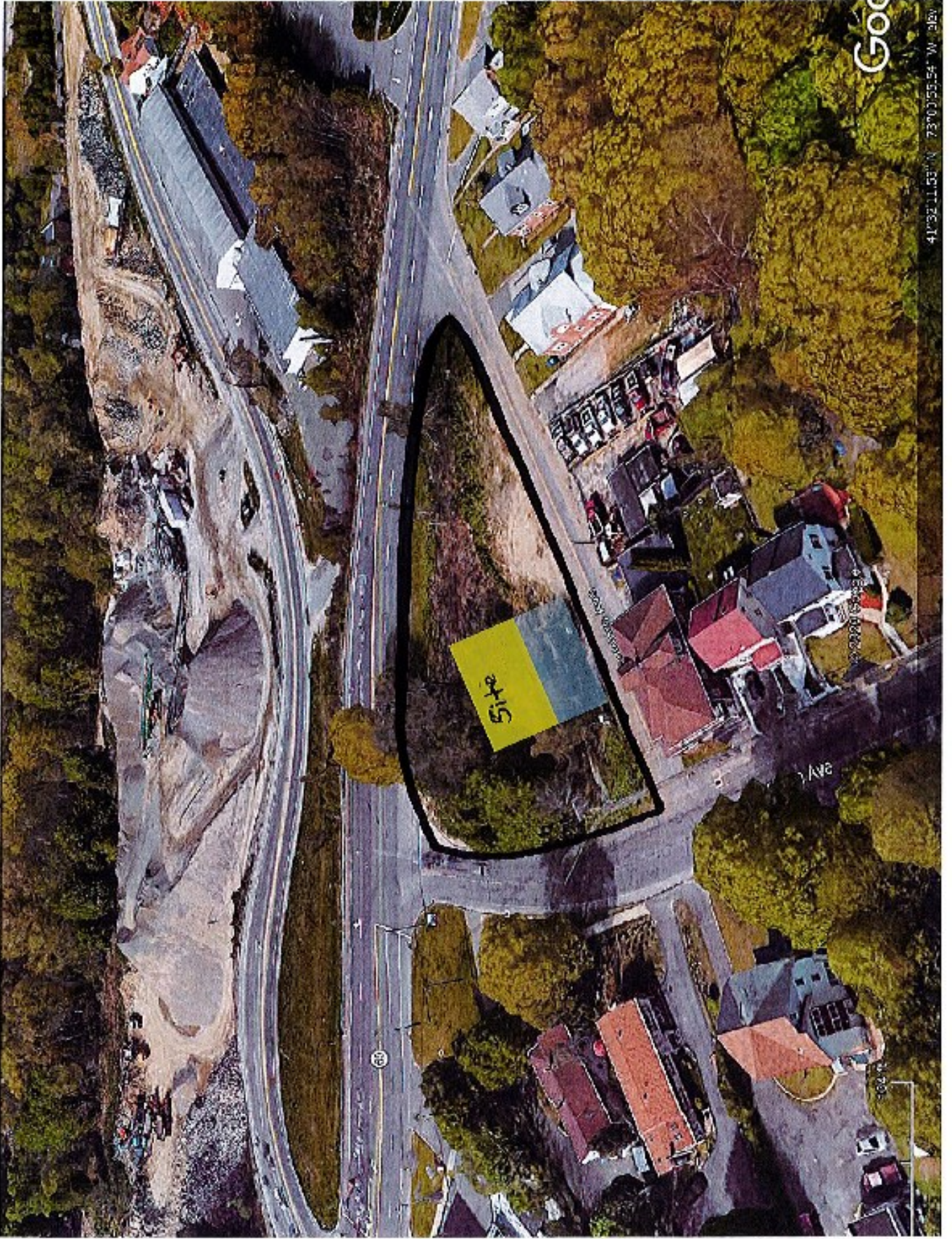
**MATTHEWS COMMERCIAL PROPERTIES LLC.**

819 Straits Turnpike Suite 3B, Middlebury, CT 06762  
Phone: 203-753-5800 Fax: 203-574-3875  
[www.matthewscommercial.com](http://www.matthewscommercial.com)

**CONTACT: Gerry Matthews 203-753-5800**  
**Email: [gdmattews@snet.net](mailto:gdmattews@snet.net)**

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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

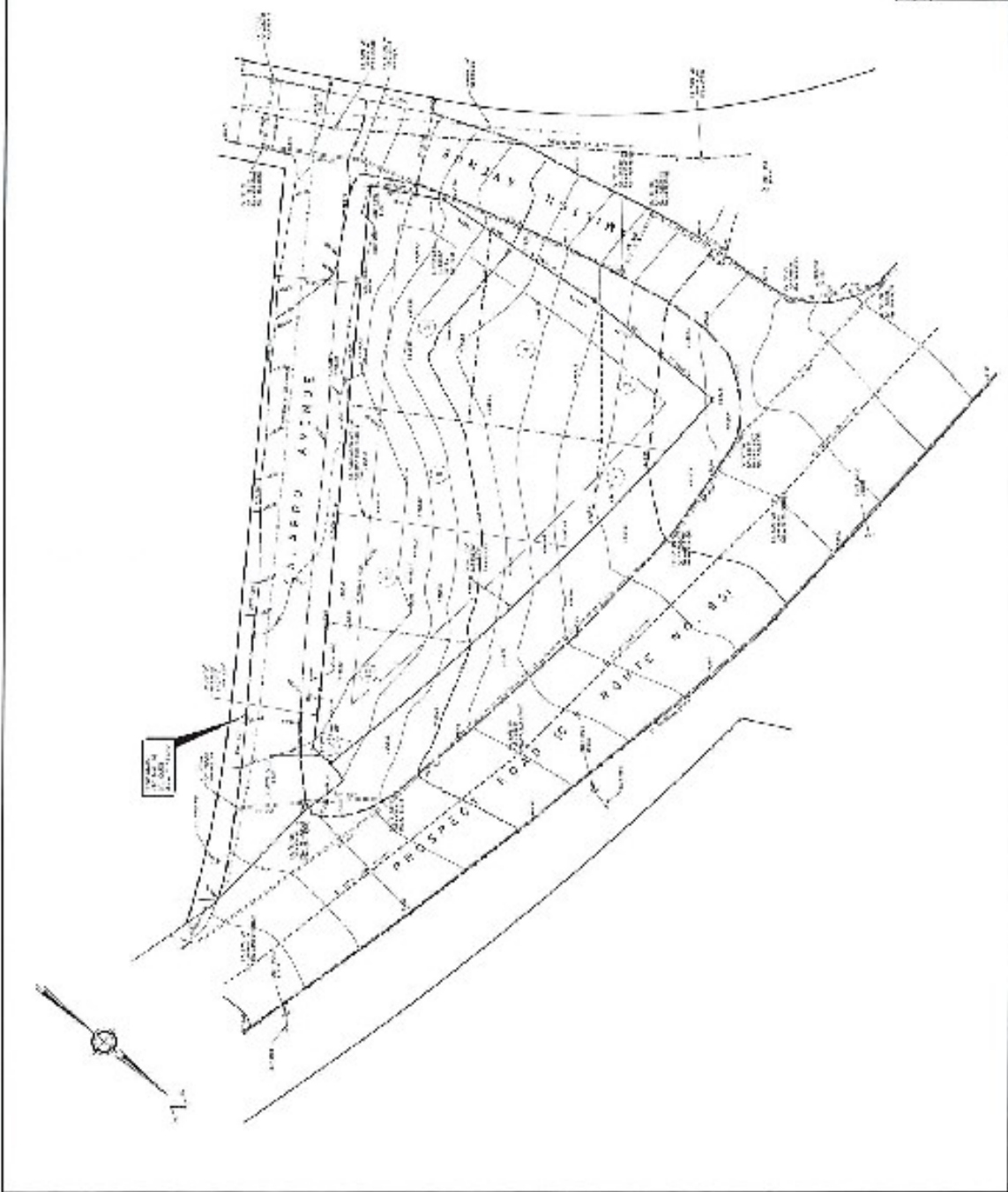




Google

41°32'11.53" N 73°07'55.54" W 36m





**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.
4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.
5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.
6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.
7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.
8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.
9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.
10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTER LINE OF THE ROAD.

ST. JAMES AVENUE  
 ST. JAMES AVENUE  
 ST. JAMES AVENUE

**SCALE**

1" = 100'

0 10 20 30 40

**ENGINEER**  
 FRANCIS W. WHEEY  
 1000 BROADWAY  
 NEW YORK, N. Y.

**ARCHITECT**  
 WATSON & WATSON  
 1000 BROADWAY  
 NEW YORK, N. Y.