

# FOR LEASE

**35 Baeder Street  
Torrington, CT**



**5,244 S/F Stand Alone Retail / Repair Shop**

**Possible Sub- Divide**

**Previous Auto Repair Shop**

**3 Drive in doors - One oversized 16' - 20'**

**Newer addition in 2008 (20' ceilings)**

**Easy access to Main Street and RTE 8**

**5 Lifts - 3 x 9000 lbs. , 1 x 12,000 lbs. , 1 x 30,000 lbs.**

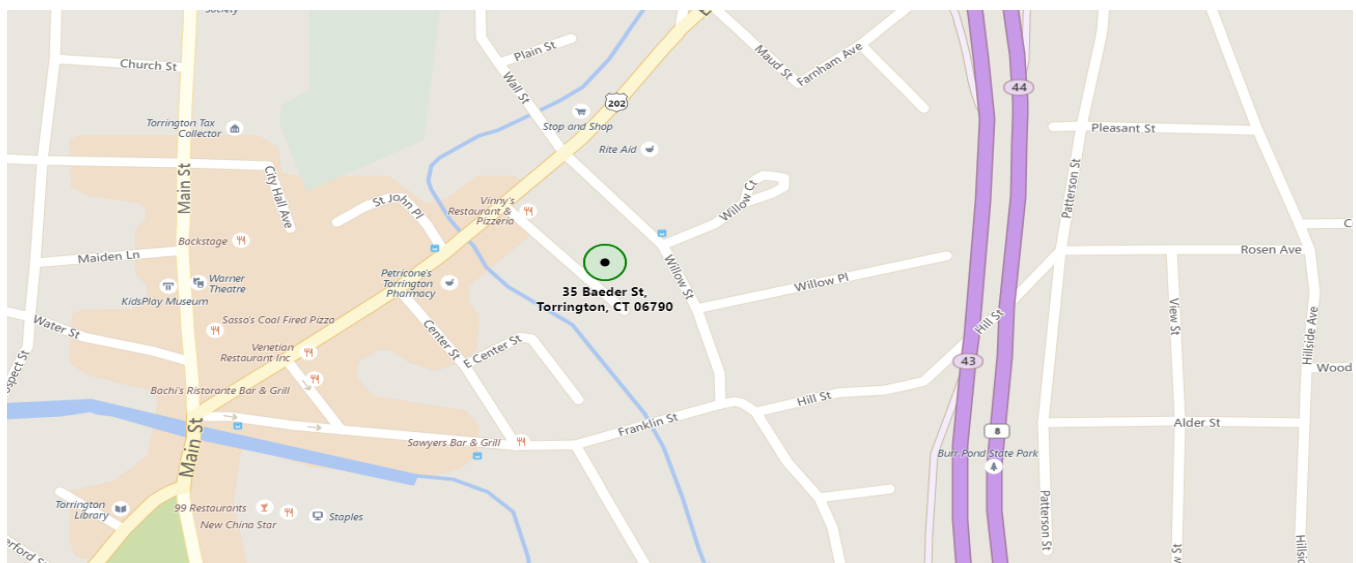
**Includes many other Auto Repair amenities**

**Lease rate: \$3,500.00 Gross + Utilities**

# PROPERTY DATA FORM

PROPERTY ADDRESS	35 Baeder Street
CITY, STATE	Torrington, CT

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,244	Air Conditioning	Central - office
Number of floors	1	Sprinkler / Type	
Avail S/F	5,244	Type of Heat	F/A gas/ oil
Office space	750 +/-	<b>OTHER</b>	
Total avail drive- in	3	Acres	.28
Ext. Construction	Concrete block	Zoning	
Ceiling Height	12' - 16'	Parking	Ample
Roof	New 2011 Asphalt	State Route / Distance	To...
Date Built	1950	<b>TAXES</b>	
		Assessment	\$161,520.00
		Mill Rate	45.75
		Taxes	7389
		Date assessed	2017
		<b>TERMS</b>	
		Lease Rate	\$3,500.00 + utilities
<b>UTILITIES</b>			
Sewer	City		
Water	City		
Gas	Yankee Gas		
Electrical	200 Amp		
	3 Phase / 400 V		



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