

FOR SALE/LEASE

**404 Main Street
Watertown, CT**



**Location, Location...on Main Street Watertown
Investment property or live where you work!
1st Floor - ideal for medical or office space
2nd Floor - currently 2/3 bedroom easy to convert to
additional work space**

**Sale asking: \$299,000.00
Lease rate: \$2,500.00 Gross + utilities**

PROPERTY DATA FORM

PROPERTY ADDRESS		404 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,342 +/-	Air Conditioning	
Number of floors	2	Sprinkler / Type	No
Avail S/F	2,342 +/-	Type of Heat	Gas
Office space		OTHER	
		Acres	.17
Ext. Construction	Stone / Stucco	Zoning	Res/ Com.
Ceiling Height	8"	Parking	Ample rear of building
Roof	Asphalt 10 yrs. old	TAXES	
Date Built	1865	Appraisal	\$305,800
		Assessment	\$214,100
		Mill Rate	33.59
		Taxes	\$7,191.61
UTILITIES		TERMS	
Sewer	City	Sale	\$299,000.00
Water	City	Lease	\$2,500 Gross + utilities
Gas	Yes		
Electrical			



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