



CONTACT: BRIAN GODIN

E-mail: BgodinPB@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**544 Straits Turnpike
Watertown, CT 06795**

**1,500 S/F Retail / Office Space
Pioneer Plaza**

**Currently set up as a dry cleaning service
Great Visibility in high traffic shopping center
Adjacent Staples/ Webster Bank
Located on busy Route 63**

Lease: \$14.00 PSF + NNN

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.

PROPERTY DATA FORM

PROPERTY ADDRESS 544 Straits Turnpike

CITY, STATE Watertown, CT 06795

BUILDING INFO **MECHANICAL EQUIP.**

Total S/F	1,500	Air Conditioning	Central Air
Number of floors	1	Sprinkler / Type	
Avail S/F	1,500	Type of Heat	
Ceiling Height	10'	OTHER	
Roof		Parking	Ample
Date Built		State Route / Distance To...	Route 8

UTILITIES

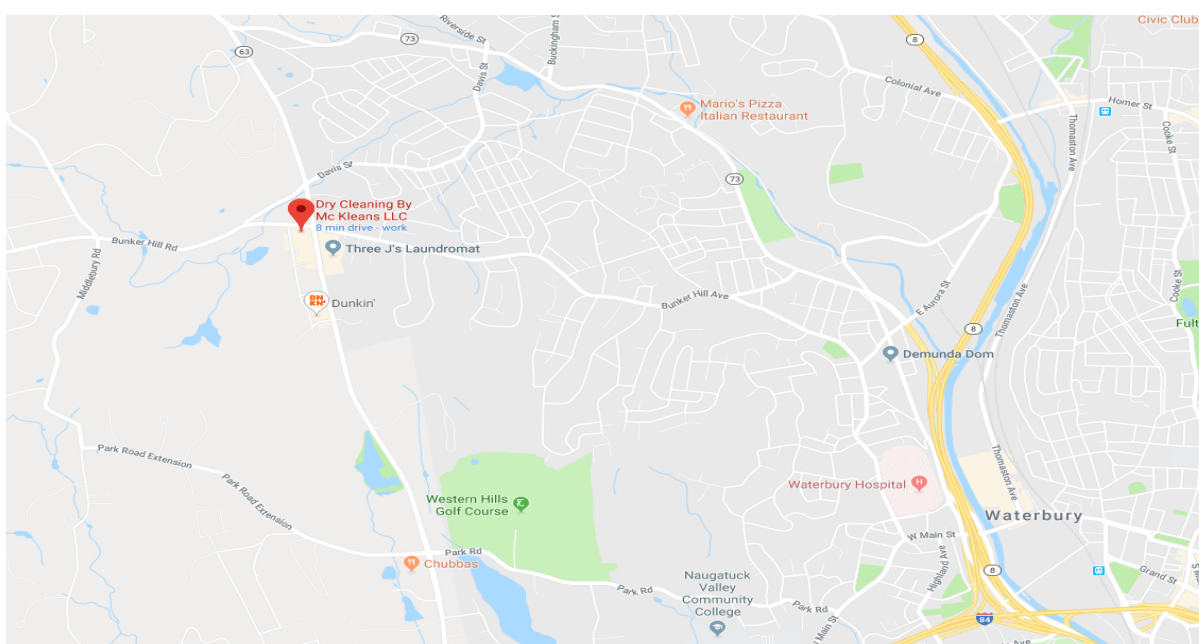
Sewer
 Water City
 Gas Yankee Gas
 Electrical

TAXES

Assessment
 Appraisal
 Mill Rate
 Taxes

TERMS

Lease terms \$14.50 PSF NNN
 + utilities



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.