

CONTACT: MICHAEL GRIEDER

E-mail: mgrieder.gpb@gmail.com
850 Straits Turnpike Suite 204
Middlebury, CT 06762
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



***812 Highland Ave
Waterbury, CT 06708***

**+/- 1,140 S/F Rare Stand Alone
Retail/Restaurant
Building on Premier Waterbury Street
14,000 + Cars Daily
Formerly a Subway
Lease Rate: \$16 PSF NNN**



On Site Parking to Rear
and Street Availability



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PROPERTY DATA FORM

PROPERTY ADDRESS		812 Highland Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,140	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F	1,140	Type of Heat	Gas- Forced
Ext. Construction	Concrete Block	OTHER	
Ceiling Height	Standard	Acres	.12
Roof	Flat - Rubber	Zoning	CN
Date Built	1961	Parking	Onsite
		State Route / Distance To...	3/10 mile to I-84
UTILITIES		TAXES	
	Tenant/Buyer to Verify	Assessment	\$99,890.00
Sewer	City	Appraisal	\$142,707.00
Water	City	Mill Rate	60.27
Gas	EverSource	Taxes	\$6,000.00
Electrical		TERMS	
		Lease	\$16 PSF NNN + utilities



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