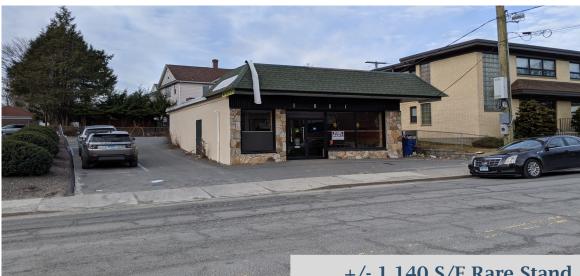


CONTACT: MICHAEL GRIEDER

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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



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.



On Site Parking to Rear and Street Availability







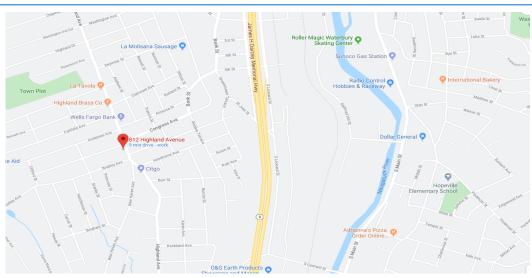
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PROPERTY DATA FORM

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
		TAXES	
	_	Assessment	\$99,890.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$142,707.00
Sewer	City	Mill Rate	60.27
Water	City	Taxes	\$6,000.00
Gas	EverSource	TERMS	
Electrical		Lease	\$16 PSF NNN
			+ utilities



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