

**FOR LEASE**



**551 Wolcott Street  
Waterbury, CT 06705**

**Retail Plaza with Two Spaces Available From 1,800 S/F +/-  
Perfect for All Retail or Commercial Office Uses Including a  
Fully Functional Tanning Salon  
High Traffic Location with Parking in Front and Rear  
\$14 PSF Gross + utilities**

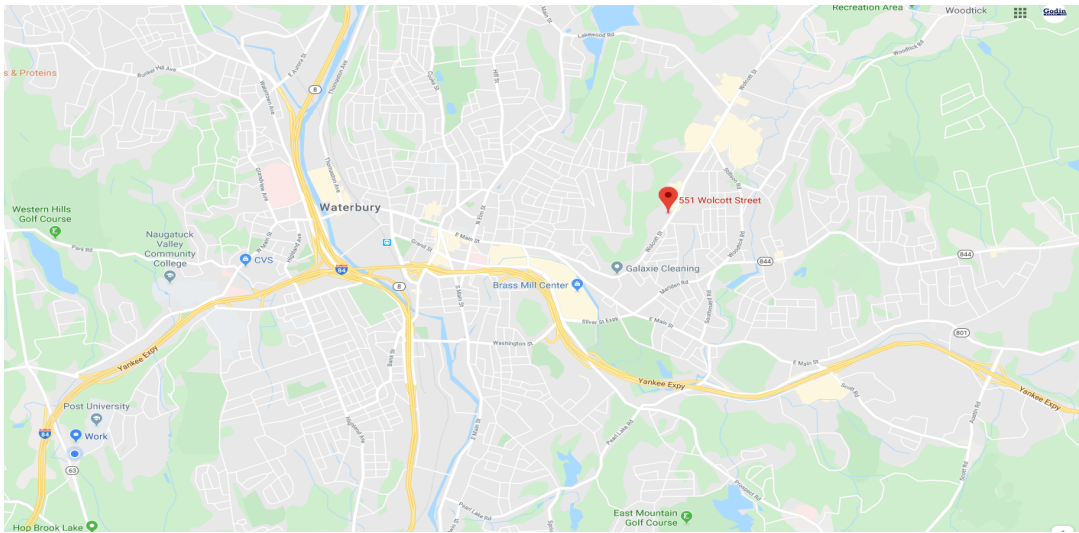


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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		551 Wolcott Street	
<b>CITY, STATE</b>		Waterbury, CT 06705	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,622	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	4,800	Type of Heat	Gas Forced Hot Air
Ext. Construction	Brick	<b>OTHER</b>	
Ceiling Height	8.5'	Acres	.56
Roof	Flat Rubber	Zoning	CA
Date Built	1986	Parking	Ample
		State Route / Distance To...	.5 to I -84
		<b>TAXES</b>	
		Assessment	
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	<b>TERMS</b>	
Electrical	200 Amps	Lease	\$14 PSF Gross + Utilities



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