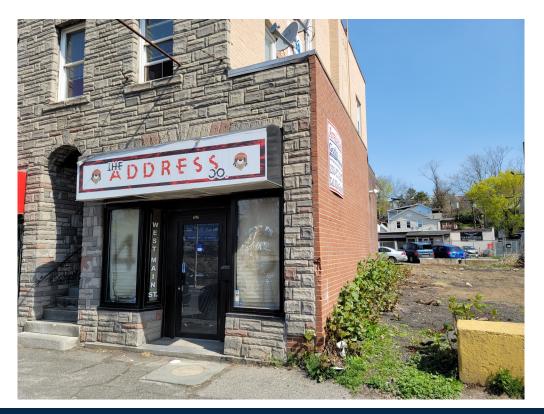


CONTACT: MICHAEL GRIEDER

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FOR LEASE



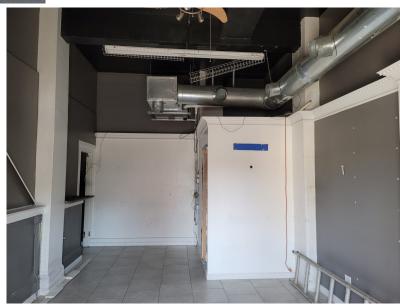
496 West Main Street Waterbury, CT 06702

Affordable Retail Shop Opportunity
On Busy West Main Street
600 Total S/F

Lease Rate: \$1,000.00 Gross + Utilities







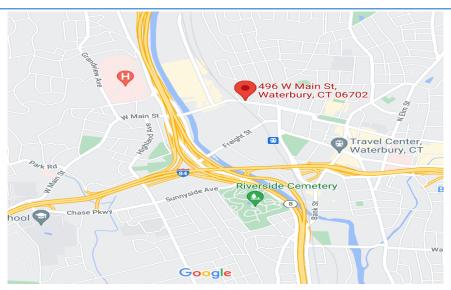


PROPERTY DATA FORM

PROPERTY ADDRESS 496 West Main Street
CITY, STATE Waterbury, CT 06702

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,490	Air Conditioning	Wall unit
Number of floors	2	Sprinkler / Type	
Avail S/F	600 S/F Retail	Type of Heat	Gas - Modine Heater
Ext. Construction	Brick Veneer	OTHER	
Roof	Flat	Acres	.10
Date Built	1885	Zoning	Mixed use - CBD
Ceiling Height	11' +/-	Parking State Route / Distance To	On street Route 8 - 3/10 Mile

UTILITIES	Tenant to Verify		
Sewer	City		
Water	City	TERMS	
Gas	EverSource	Lease	\$1,000 Gross + Utilities
Electrical	200 Amps		



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