

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

Godin Property Brokers L.L.C.

★★★★★ Commercial / Industrial



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	On street
		State Route / Distance To...	Route 8 - 3/10 Mile

UTILITIES Tenant to Verify

Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

TERMS

Lease \$1,000 Gross + Utilities



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