

FOR SALE/LEASE



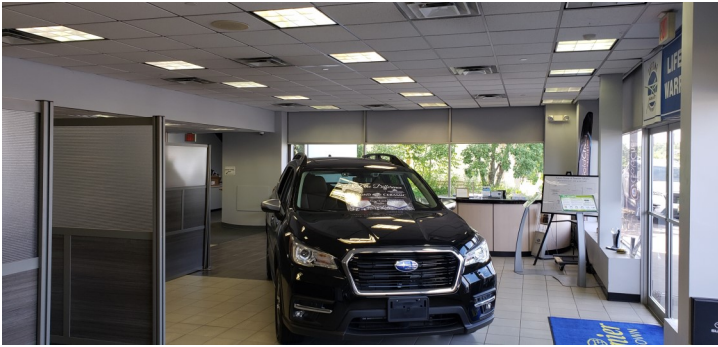
**795 Straits Turnpike
Watertown, CT 06795**

**23,676 +/- Square Foot Retail Building
1.57 Acres on Prime Straits Turnpike
Automobile Sales/Repair Facility on Car Row
Building / Location can be Repurposed
Neighbors Include:
Ford, Honda, Toyota, Nissan, BMW etc.
8 Drive in Service Doors
1 Loading dock
Parking Capacity for 125+ cars
Asking price: \$2,950,000.00
Lease: \$15 PSF NNN**



Godin Property Brokers LLC

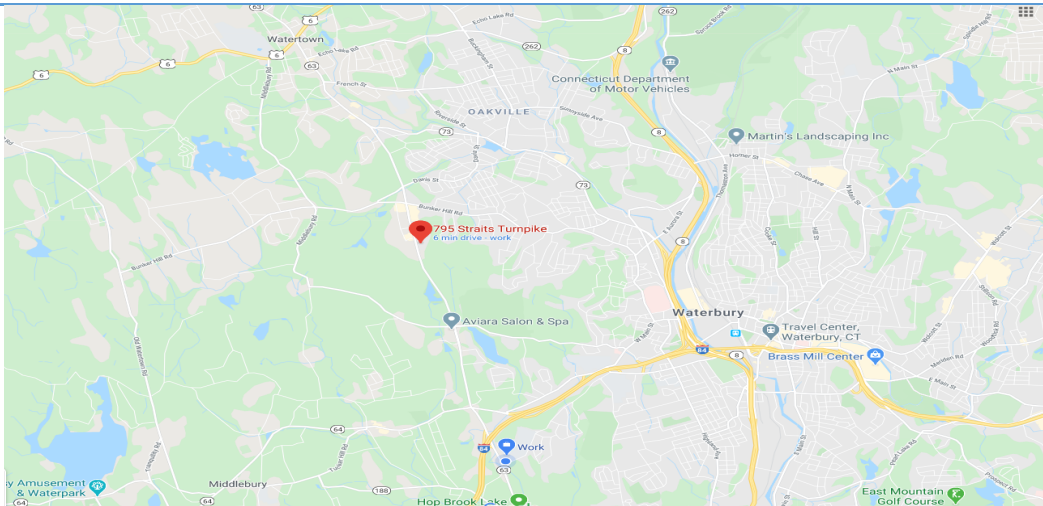
★★★★★ Commercial / Industrial



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PROPERTY DATA FORM

PROPERTY ADDRESS		795 Straits Turnpike	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	23,676 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Wet
Avail S/F	23,676 +/-	Type of Heat	Gas
Office Space		OTHER	
Drive in Doors	8	Acres	1.57
Ext. Construction	Concrete - cinder	Zoning	BSC
Ceiling Height	14'	Parking	Ample
Roof	Flat - tar gravel	State Route / Distance To...	
Date Built	1963	TAXES	
UTILITIES		Assessment	\$1,386,400.00
Tenant/Buyer to Verify		Appraisal	\$1,980,600.00
Sewer	City	Mill Rate	33.59
Water	City	Taxes	\$46,569.16
Gas	EverSource	TERMS	
Electrical	400 Amps	Sale	\$2,950,000.00
Amps-Volts- Phase	208/120 3p/400	Lease	\$15 PSF NNN



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