

FOR SALE

970 Main Street
Watertown, CT 06795



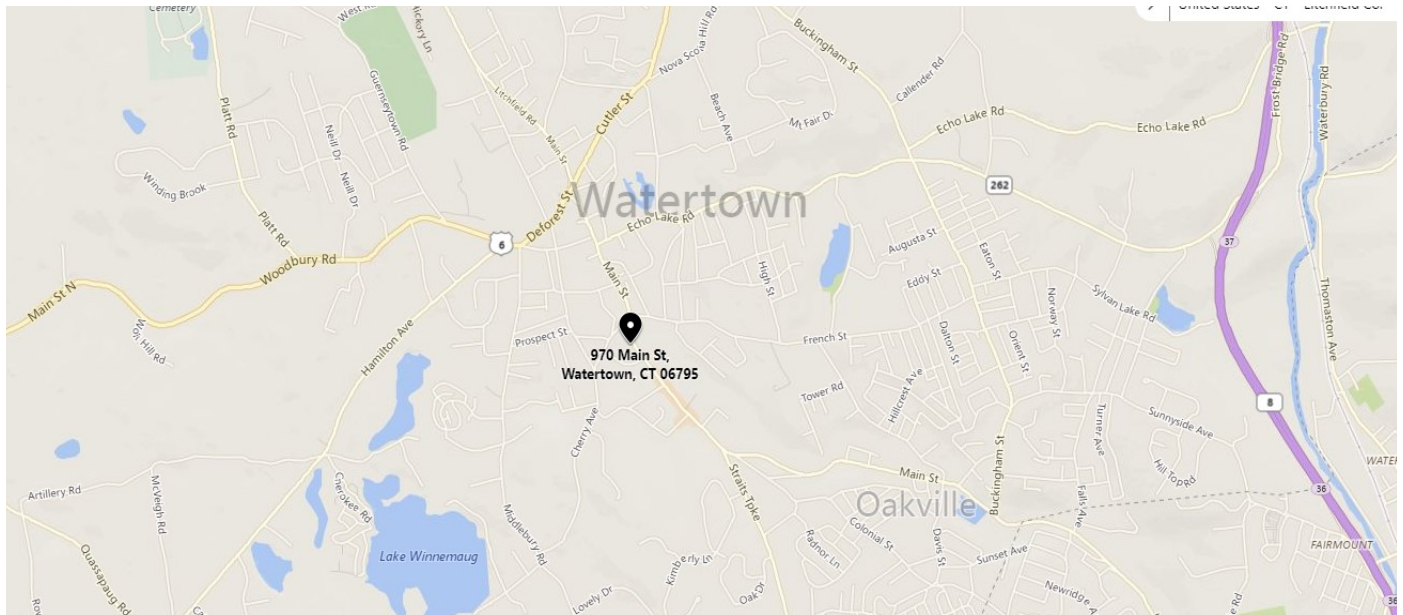
1,800 S/F Garage Facility on .58 acres

- **High Traffic Commercial Location (Route 63) is Currently Utilized as a Used Car Operation**
- **Suitable to be Redeveloped for Numerous Retail Uses**
- **All Utilities**
- **Fully Air Conditioned**
- **17,300 Car Daily Per CT DOT**

Offered at: \$525,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		970 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,800 S/F	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,800 S/F	Type of Heat	Hot air
State land lease	\$150.00 per mo.	OTHER	
		Acres	.58
Ext. Construction	Block	Zoning	BG
Ceiling Height	14'	Parking	Ample
Roof	Tar & gravel	State Route / Distance To...	
Date Built	2002	TAXES	
		Assessment	\$271,200.00
		Mill Rate	30.89
		Taxes	\$8,377.37
UTILITIES		TERMS	
Sewer	City	Sale	\$525,000.00
Water	City		
Gas	Yankee Gas		
Electrical	200 Amps		



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.

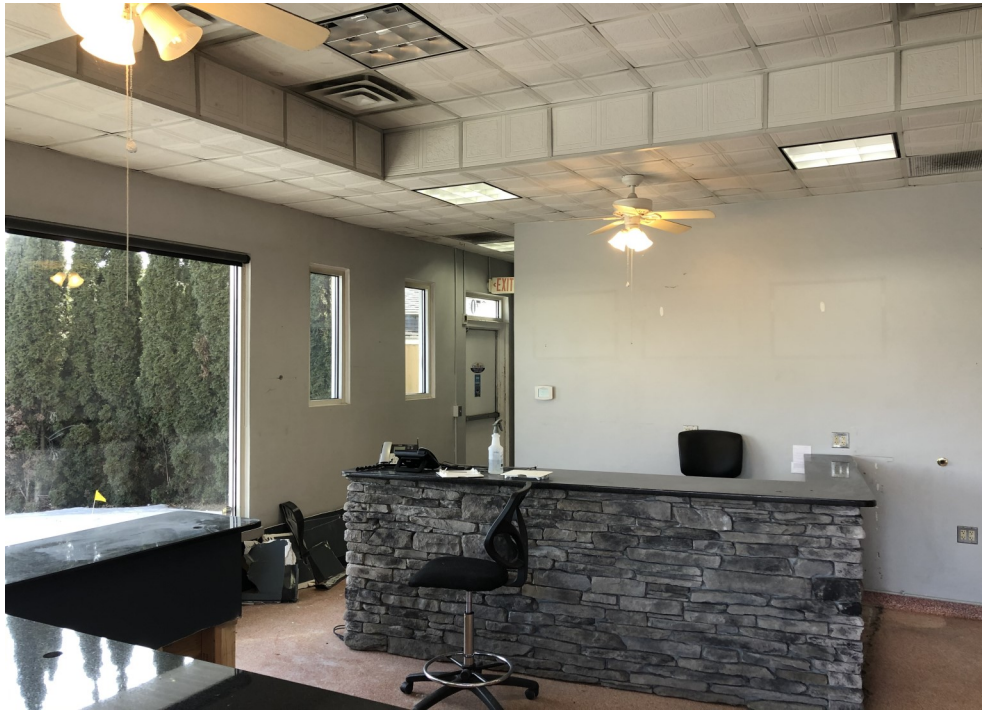


63

Main St

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