

CONTACT: MARY BUCKLEY

E-mail: Mbuckley.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

FOR LEASE



459 & 465 Main Street Watertown, CT 06795

Location Location Busy Main Street Restaurant With Patio & Office Spaces Available



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.

PROPERTY DATA FORM

PROPERTY ADDRESS	459 & 465 Main Street
CITY, STATE	Watertown, Ct 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,600 +/-	Air Conditioning	Central Air
Number of floors	1	Sprinkler / Type	
Avail S/F	2,600 +/-	Type of Heat	Gas
Ext. Construction	Brick	OTHER	
Ceiling Height		Acres	1.56
Roof	Asphalt	Zoning	Commercial
Date Built		Parking	Off Street
		State Route / Distance To	Route 8/
		TAXES	
		Assessment	
UTILITIES		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical		Lease rate	\$4,200.00 Plus Utilities
			& Trash

Former Rock Garden
Restaurant Space with Hood
2,600 +/- S/F
Including Private Patio
Large Bar Area
\$4,200.00 Plus Utilities + Trash















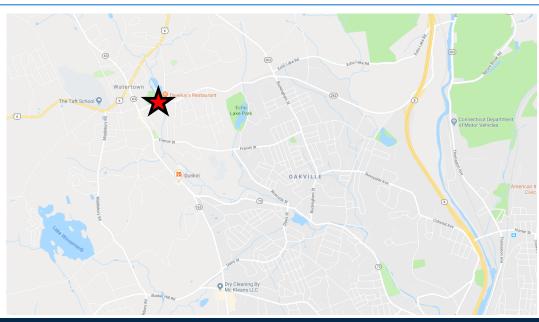


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Ceiling Height		Acres	1.56
Roof	Asphalt	Zoning	Commercial
Date Built		Parking	Ample
		State Route / Distance To	Route 8/
		TAXES	1
		Assessment	_
UTILITIES		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical		Lease rate	\$10 PSF Gross



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Office Space
2,200 S/F Main Level Entrance
Offers: 4 Offices, Waiting Area,
Common Space and
Conference Room
Ample Parking
\$10.00 PSF Gross + Utilities





