

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	
		Appraisal	
		Mill Rate	
		Taxes	
		TERMS	
		Lease rate	\$4,200.00 Plus Utilities & Trash
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical			

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





PROPERTY DATA FORM

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Number of floors	1	Sprinkler / Type	
Avail S/F	2,200	Type of Heat	Gas
Ext. Construction	Brick	OTHER	
Ceiling Height		Acres	1.56
Roof	Asphalt	Zoning	Commercial
Date Built		Parking	Ample
		State Route / Distance To...	Route 8/
		TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
		TERMS	
		Lease rate	\$10 PSF Gross
UTILITIES			
Sewer	City		
Water	City		
Gas	EverSource		
Electrical			



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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



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