

## **FOR LEASE**

## CONTACT: BRIAN GODIN or MARY BUCKLEY

E-mail: Bgodinpb@gmail.com, Mbuckley.gpb@gmail.com 850 Straits Turnpike Suite 204 Middlebury, CT 06762 www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100



*2095 South Main St* Waterbury, CT 06706 7,920 +/- S/F Retail/Office Building 2021 Remodel Multiple Suites Available Suites From: \$400 / mo. Including utilities

Includes Common Kitchen and WiFi Great Location on Busy South Main Street With Quick Access to RTE 8 & I84

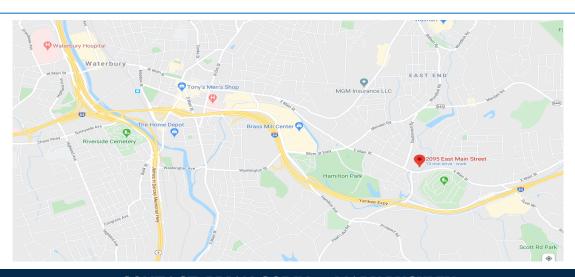


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

## PROPERTY DATA FORM

PROPERTY ADDRESS 2095 South Main Street
CITY, STATE Waterbury, CT 06706

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,920 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	3,500 +/-	Type of Heat	Gas/ W Air
Ext. Construction	Wood Siding	OTHER	
Ceiling Height	10' - 12'	Acres	.49
Roof	10-12 yrs old	Zoning	Industrial
Date Built	1941	Parking	13 + Spaces
Drive in Doors	1	State Route / Distance To	Route 8 & I84
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	_
Gas	EverSource	TERMS	
Electrical		Lease Rates From	\$400 mo. Includes Utilities



## **CONTACT: BRIAN GODIN or MARY BUCKLEY**

E-mail: Bgodinpb@gmail.com, Mbuckley.gpb@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100

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.











2095 SOUTH MAIN STREET							
WATERBURY, CT							LEASED
							Shop Space
			Entry			exit	
				Suite 10	Suite 9	stairs	Door
	Bath	Bath		\$400	\$400		
				LEASED	LEASED		
Available						Door	LEASED
		Kitchen		Available			Suite 7 \$1,500
		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		\$700			
Suite A		Stairway				Door	
\$2,500				Closet			
							LFASED
	LEASED	Suite B1					Suite B6
		\$1,400			Common Area		\$500
						_	
	Bath						
			Suite B2	Suite B3	Suite B4		Suite B5
door			\$600	\$500	\$500		\$500
			LEASED	Available	LEASED		LEASED
		Entry					
		Not to Scale	ale				