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FOR LEASE



**1175 Main Street
Watertown, CT 06795**

Location, Location....

2,500 +/- S/F

Prime Retail/ Office Space

(3 Units Available/ Possible Combine)

on

Busy Main Street in Watertown at a Light

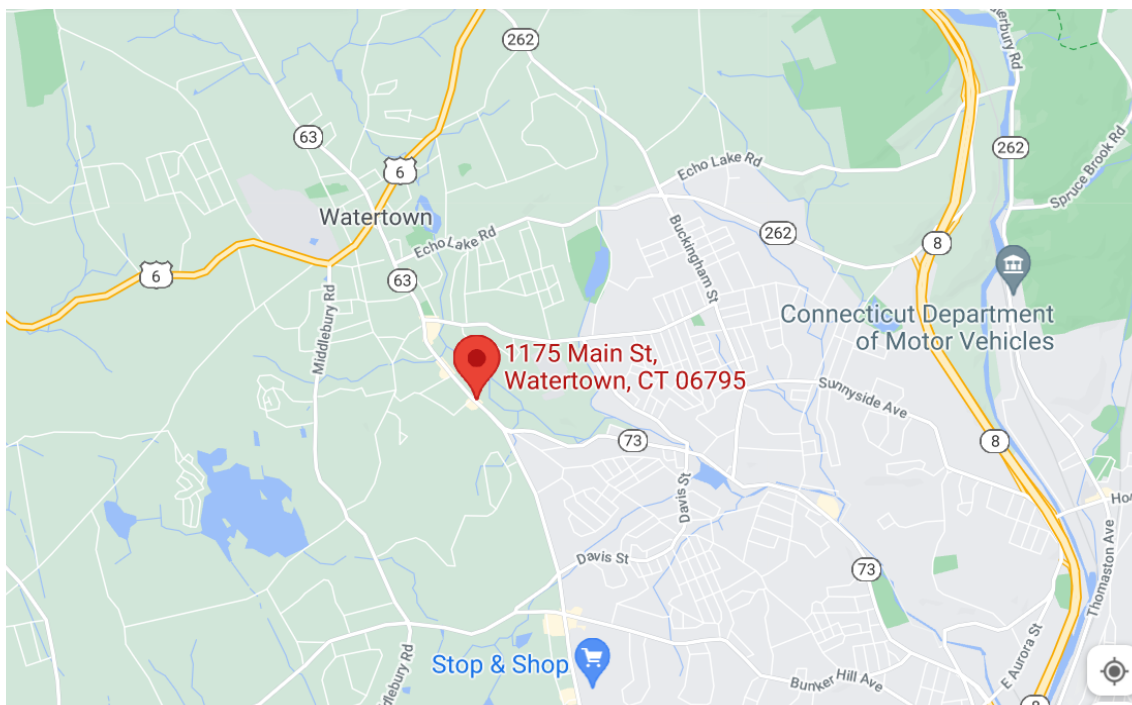
Starting at: \$600.00



PROPERTY DATA FORM

PROPERTY ADDRESS	1175 Main Street
CITY, STATE	Watertown, Ct 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,511	Air Conditioning	C/A 1st Floor Only
Number of floors	2	Sprinkler / Type	
Avail S/F	2,500 +/-	Type of Heat	Gas
Ext. Construction	Vinyl Siding	OTHER	
Ceiling Height	8'	Acres	2.86
Roof	Asphalt	Zoning	BG
Date Built	1920	Parking	Ample - Full Parking Lot
		State Route / Distance To...	Route 8/
UTILITIES		TERMS	
Sewer	City	Lease rate	Unit #1 - 1,200 +/- S/F \$2,200.00
Water	City		Unit #2 - 700 +/- S/F \$1,300.00
Gas	EverSource		Unit #3 - 400 +/- S/F \$600.00
Electrical			Gross Monthly Plus Utilities



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.



Unit #1 "Former Subway"
1,200 +/- S/F
Includes: Walk-in, Freezer, Restaurant Sink
Asking: \$2,200.00 Monthly Plus Utilities





Unit #2 Retail/ Office Space
700+/- S/F
Asking: \$1,300.00 Monthly Plus Utilities
(Potential to Combine with Unit #1)





Unit #3 Office Space
400+/- S/F
Asking: \$600.00 Monthly Plus Utilities

