

FOR LEASE



**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

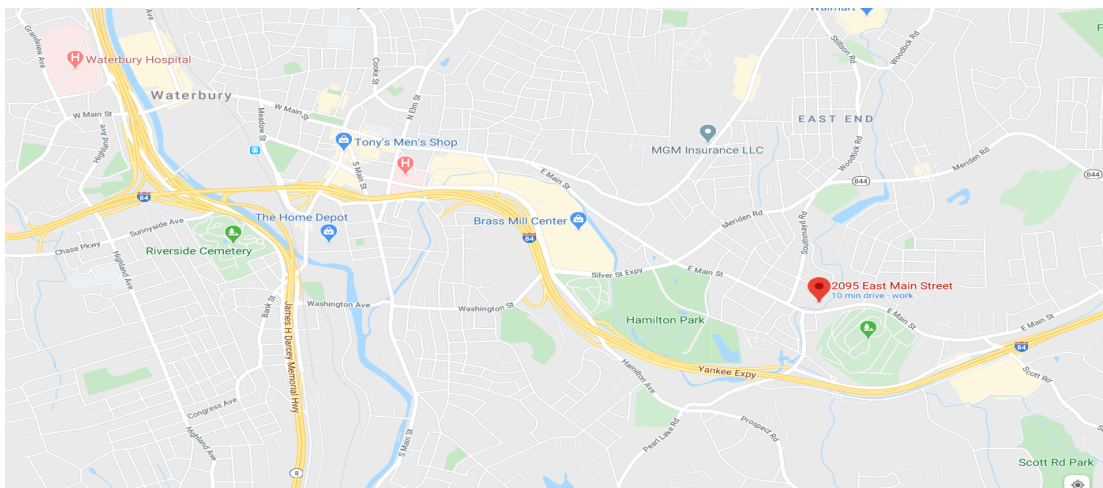
With Quick Access to RTE 8 & I84



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		Appraisal	
Tenant/Buyer to Verify		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	EverSource	Lease Rates From	
Electrical		\$400 mo. Includes Utilities	



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2095 SOUTH MAIN STREET WATERBURY, CT

AVAILABLE

Shop Space

exit
stairs

Door

Suite 7
\$1,500

Door

Door

LEASED

Suite B6
\$500

Suite B5
\$500

LEASED

Suite 9
\$400
LEASED

Suite 10
\$400
LEASED

Available
\$700

Closet

Common Area

Suite B4
\$500

LEASED

Suite B3
\$500

Available

Entry

Kitchen

Basement
Stairway

LEASED

Suite B1
\$1,400

Suite B2
\$600

LEASED

Bath

Bath

Available

Suite A
\$2,500

Bath

door

Entry

Not to Scale