

**FOR LEASE**



***50 Waterbury Road  
Suite A  
Prospect, CT 06712***

**1,200 S/F Retail/ Office/ Restaurant Space  
In CrossPoint Plaza in Prospect  
Ample Parking on Busy RTE 69  
15,000 Cars Daily Per CT DOT  
Lease: \$1700 Modified Gross + Utilities**





**CONTACT: ED GODIN, SIOR or MICHAEL GRIEDER**

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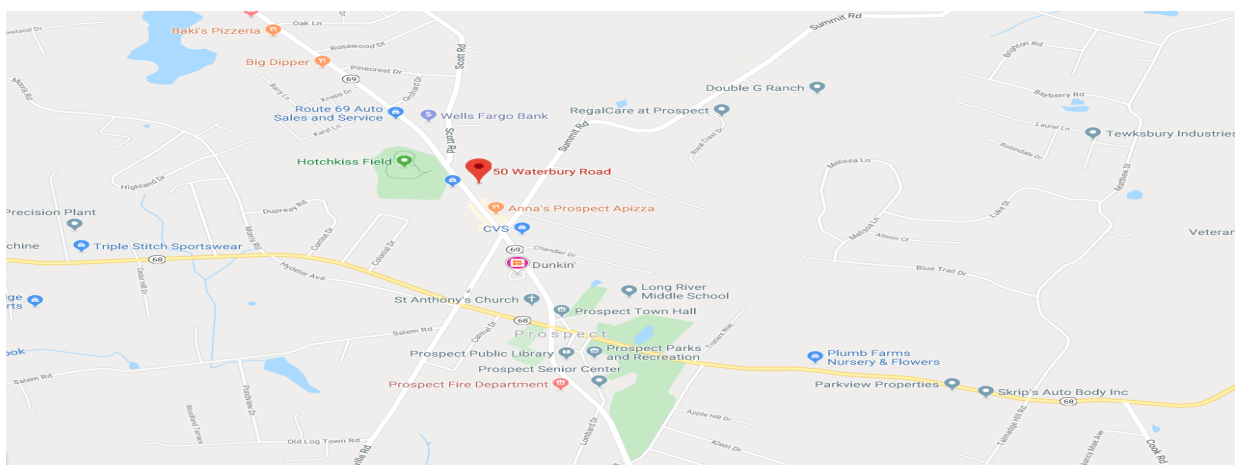
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)

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



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>50 Waterbury Road, Suite A</b>	
<b>CITY, STATE</b>		<b>Prospect, CT 06712</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	15,000	Air Conditioning	Central
Number of floors		Sprinkler / Type	
Avail S/F	1,200	Type of Heat	FHA
Ext. Construction	Brick/ Masonry	<b>OTHER</b>	
Ceiling Height	9	Acres	5.16
Roof	Vinyl	Zoning	B
Date Built		Parking	Ample
		State Route / Distance To...	Route 8/
		<b>TAXES</b>	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
<b>UTILITIES</b>		<b>TERMS</b>	
	<b>Tenant/Buyer to Verify</b>		
Sewer	City	Lease	
Water	City	\$1,700 per mo.	
Gas	EverSource	+ prorated share of snow	
Electrical	200 Amps	Modified Gross + Utl	



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