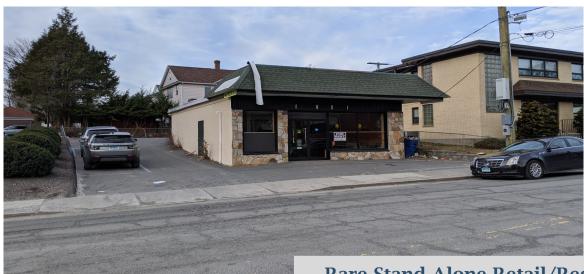


CONTACT: MICHAEL GRIEDER

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FOR LEASE



812 Highland Ave Waterbury, CT 06708 Rare Stand Alone Retail/Restaurant
Building on Premier Waterbury Street
14,000 + Cars Daily
Formerly a Subway
Lease Rate: \$16 PSF NNN



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On Site Parking to Rear and Street Availability







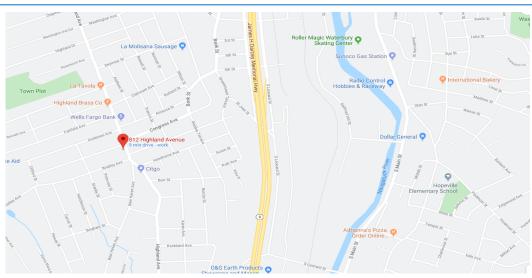
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PROPERTY DATA FORM

PROPERTY ADDRESS	812 Highland Ave
CITY, STATE	Waterbury, CT 06708

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,140	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F	1,140	Type of Heat	Gas- Forced
Ext. Construction	Concrete Block	OTHER	
Ceiling Height	Standard	Acres	.12
Roof	Flat - Rubber	Zoning	CN
Date Built	1961	Parking	Onsite
		State Route / Distance To	3/10 mile to I-84
		TAXES	
	_	Assessment	\$99,890.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$142,707.00
Sewer	City	Mill Rate	60.27
Water	City	Taxes	\$6,000.00
Gas	EverSource	TERMS	
Electrical		Lease	\$16 PSF NNN
			+ utilities



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