

FOR LEASE

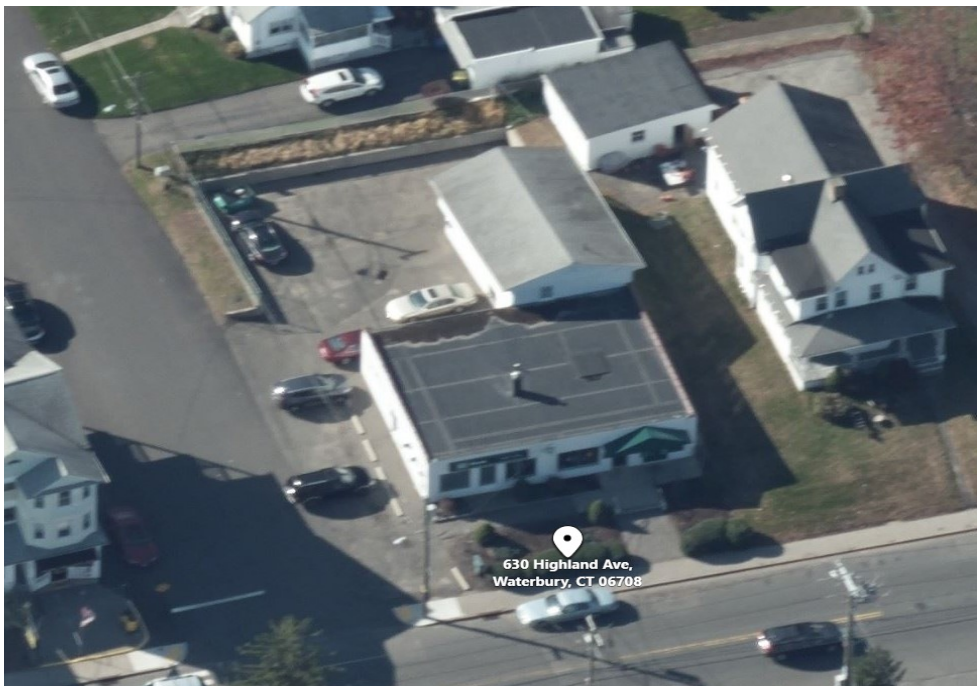
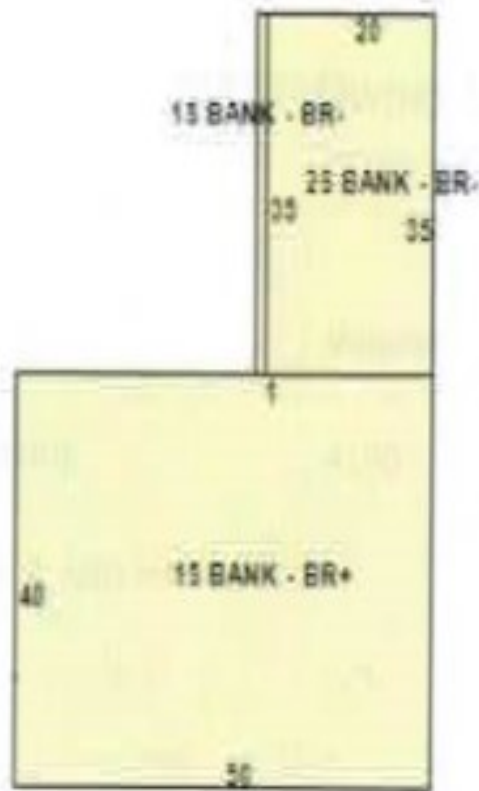


**630 Highland Ave
Waterbury, CT 06708**

**Highly Sought After Highland Ave Location
2,735 S/F Retail/ Office
Private On Site Parking
Former Bank Space with Additional
Training/Meeting Room
Lease rate: \$16.00 NNN**



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.



CONTACT: ED GODIN, SIOR or MICHAEL GRIEDER
E-mail: EdodinPB@gmail.com
Mgrieder.gpb@gmail.com
www.GodinPropertyBrokers.com
Phone: 203-577-2277 Fax: 203-577-2100

PROPERTY DATA FORM

| | | | |
|-------------------------|--------------------------------|------------------------------|----------------------|
| PROPERTY ADDRESS | | 630 Highland Ave | |
| CITY, STATE | | Waterbury, CT 06708 | |
| BUILDING INFO | | MECHANICAL EQUIP. | |
| Total S/F | 3,435 | Air Conditioning | Wall unit |
| Number of floors | 1 | Sprinkler / Type | No |
| Avail S/F | *2,735 - Divisible to +/-2,000 | Type of Heat | Oil / Forced Hot Air |
| Ext. Construction | Concrete Block | OTHER | |
| Ceiling Height | 9' | Acres | .19 |
| Roof | Newer/ Flat | Zoning | RL |
| Date Built | 1957 | Parking | Ample |
| | | State Route / Distance To... | I84/ .3 |
| | | TAXES | |
| | | Assessment | \$366,540.00 |
| | | Appraisal | \$523,623.00 |
| | | Mill Rate | 60.21 |
| | | Taxes | \$22,069.37 |
| UTILITIES | | TERMS | |
| | Tenant/Buyer to Verify | Lease | \$16 NNN |
| Sewer | City | | |
| Water | City | | |
| Gas | Available | | |
| Electrical | 200 Amps | | |



CONTACT: ED GODIN, SIOR or MICHAEL GRIEDER

E-mail: EGodinPB@gmail.com , Mgrieder.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.