

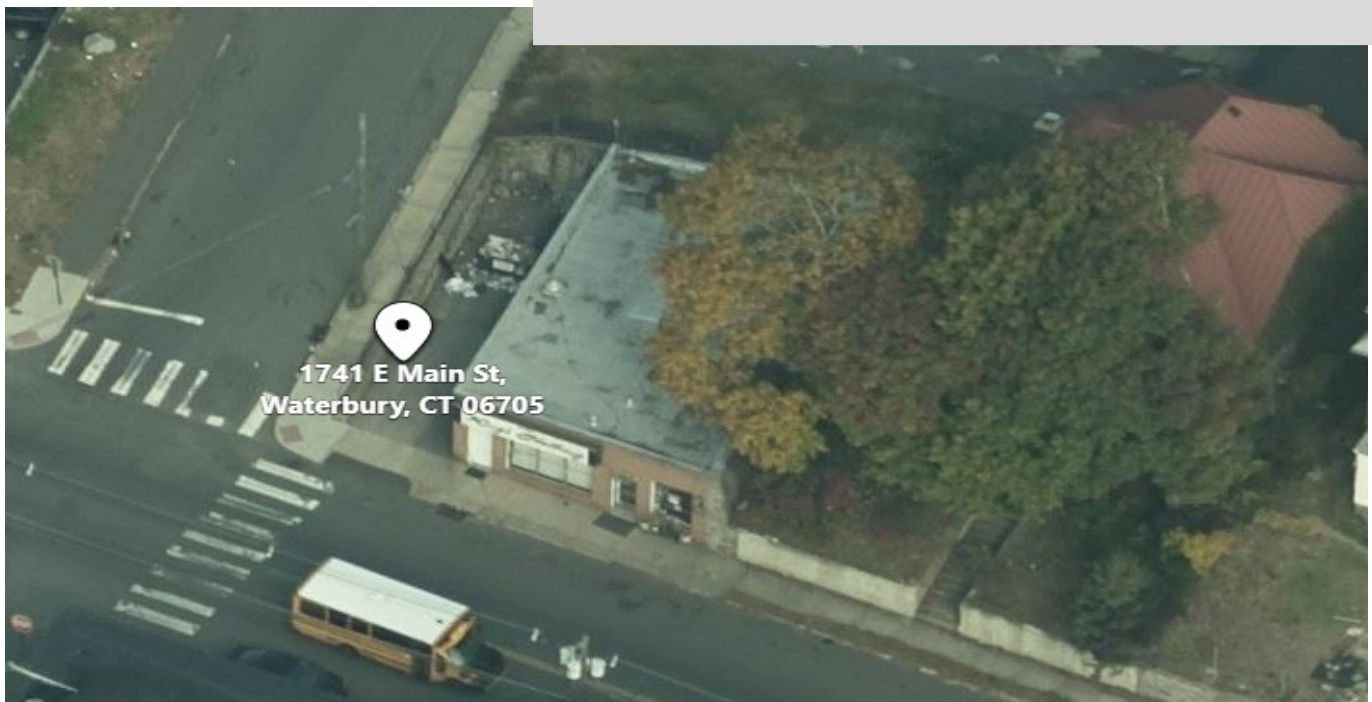
## FOR LEASE



**1741 East Main Street  
Waterbury, CT 06705**

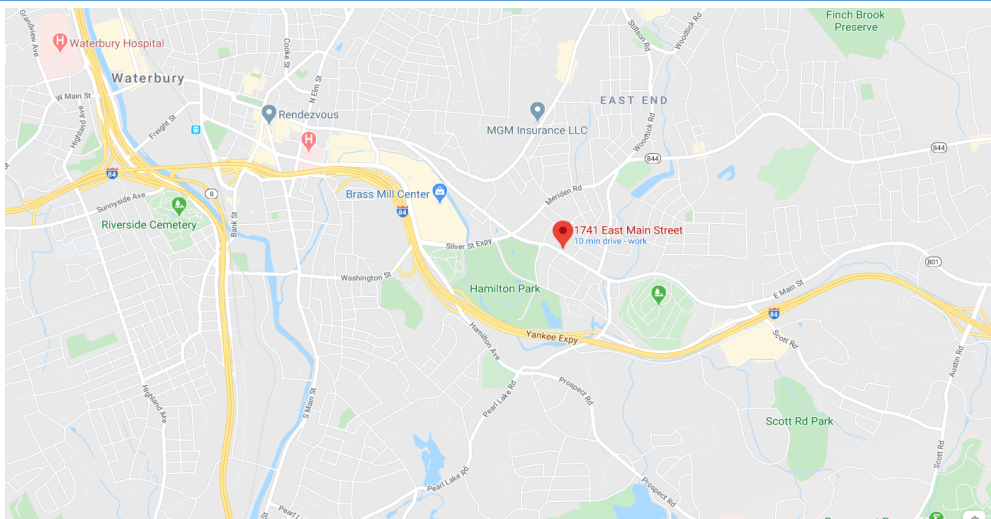
**1,400 +/- Retail / Office Space  
Great visibility on busy East Main Street  
Ideal for all Retail/ Office uses**

**Lease asking: \$1,000 per mo. + utilities**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>1741 East Main Street</b>	
<b>CITY, STATE</b>		<b>Waterbury, CT 06705</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,900 +/-	Air Conditioning	Wall unit
Number of floors	1	Sprinkler / Type	
Avail S/F	1,400 +/-	Type of Heat	Gas
Office Space		<b>OTHER</b>	
Drive in Doors		Acres	.12
Ext. Construction	Brick	Zoning	RM
Ceiling Height	10'	Parking	On-street
Roof		State Route / Distance To...	
Date Built	1955	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	
<b>Tenant/Buyer to Verify</b>		Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	<b>TERMS</b>	
Electrical	100 amps	Lease	\$1,000 per month
		+ utilities	



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