

FOR LEASE



**551 Wolcott Street
Waterbury, CT 06705**

**Retail Plaza with Two Spaces Available
From 1,800 S/F +/- Unit 1 & 4
Perfect for All Retail or Commercial Office Uses Including a
Fully Functional Tanning Salon
High Traffic Location with Parking in Front and Rear
\$14 PSF Gross + utilities**

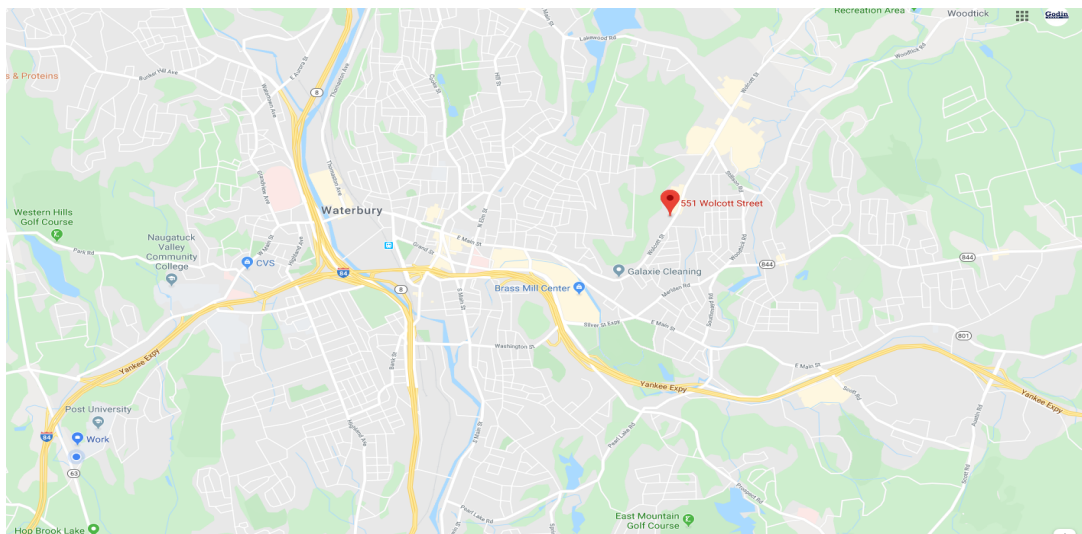


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PROPERTY DATA FORM

PROPERTY ADDRESS		551 Wolcott Street	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,622	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	4,800	Type of Heat	Gas Forced Hot Air
Ext. Construction	Brick	OTHER	
Ceiling Height	8.5'	Acres	.56
Roof	Flat Rubber	Zoning	CA
Date Built	1986	Parking	Ample
		State Route / Distance To...	.5 to I -84
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical	200 Amps	Lease	\$14 PSF Gross + Utilities



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