

FOR LEASE



**34 Waterbury Road
Prospect, CT 06712**

2,180 S/F
Retail Space on Main Street in Prospect
High Traffic Location
Perfect for Many Retail or Professional Uses
Lease rate: \$1,910.00 Per Month
Modified Gross + Utilities



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.

Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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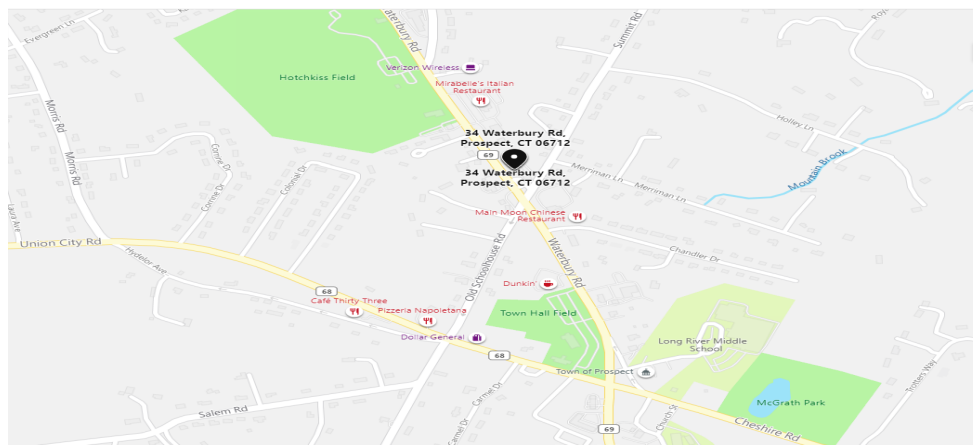
www.GodinPropertyBrokers.com

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

PROPERTY DATA FORM

PROPERTY ADDRESS	34 Waterbury Road
CITY, STATE	Prospect, CT 06712

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,600	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F	2,180	Type of Heat	FHA
Ext. Construction	Brick	OTHER	
Roof	Flat	Acres	.83
Date Built	1954	Zoning	Retail
		Parking	Ample
		State Route / Distance To...	I-84 - 1 mile
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	City	Taxes	
Propnae		TERMS	
Electrical	200 Amps	Lease	\$1,910.00 Mo. Gross + Utilities



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