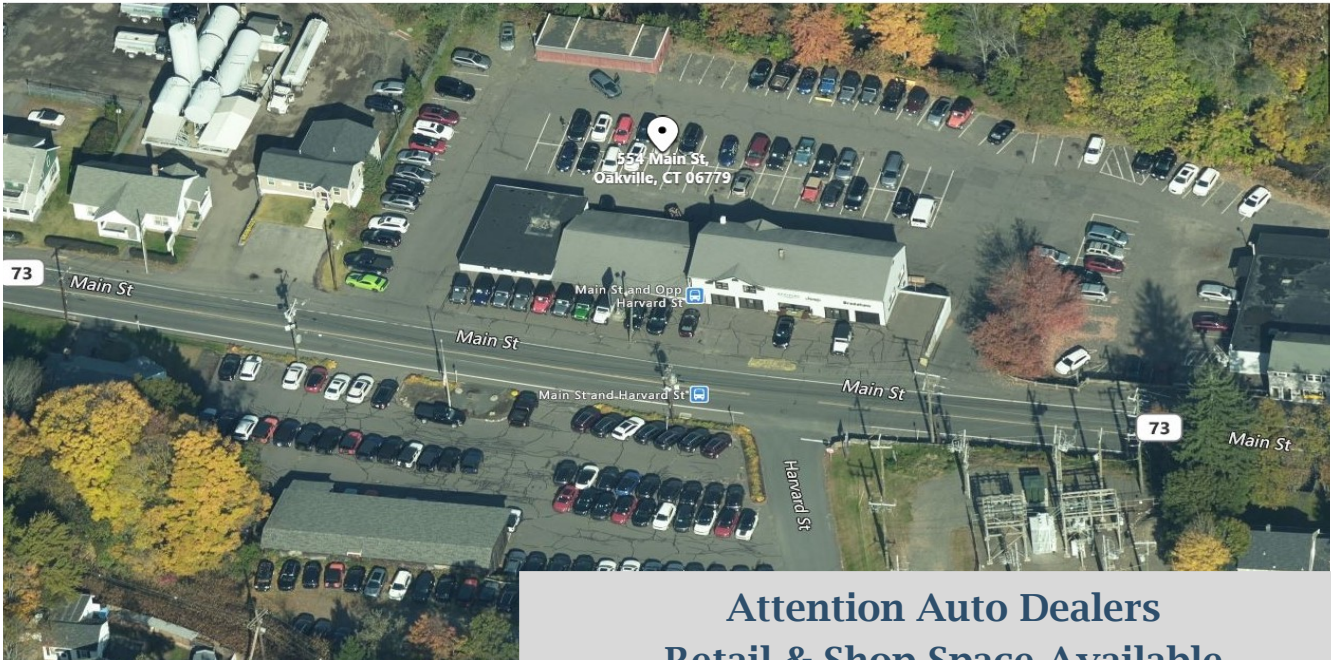


FOR LEASE



**554 Main Street
Oakville, CT 06779**

**Attention Auto Dealers
Retail & Shop Space Available
Large Lot: Ideal for Auto Sales/Repairs
Includes Lifts and Air Compressor
Great Frontage on busy RTE 73
Other Suites From \$650.00 Per Month
Lease Price From: \$12.00 PSF + Utilities**



554 Main Street Oakville, CT 06779

11,709 S/F Commercial Building
Lower Level Repair Shop
9 Drive in Service Bays
Equipment Included



Retail Frontage
Oversized Lot



960 S/F Rear Storage Building



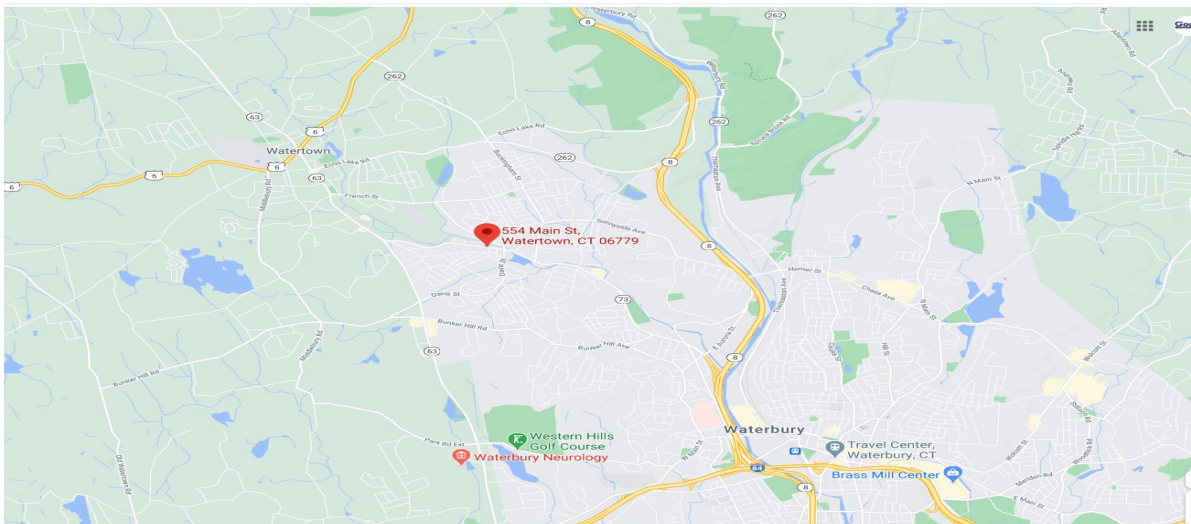
PROPERTY DATA FORM

PROPERTY ADDRESS	554 Main Street
CITY, STATE	Watertown, CT 06795

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,709	Air Conditioning	Windows
Number of floors	2	Sprinkler / Type	No
Avail S/F	11,709	Type of Heat	Oil
Ext. Construction	Block	OTHER	
Ceiling Height	12'	Acres	1.10
Roof	Gable/Flat	Zoning	BG
Date Built	1948	Parking	Ample
		State Route / Distance To...	
		TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
		TERMS	
		Lease	From \$12 PSF + Utilities
		Suites From	\$650 Per Month

UTILITIES

Sewer	City
Water	City
Gas	No
Electrical	200 Amp

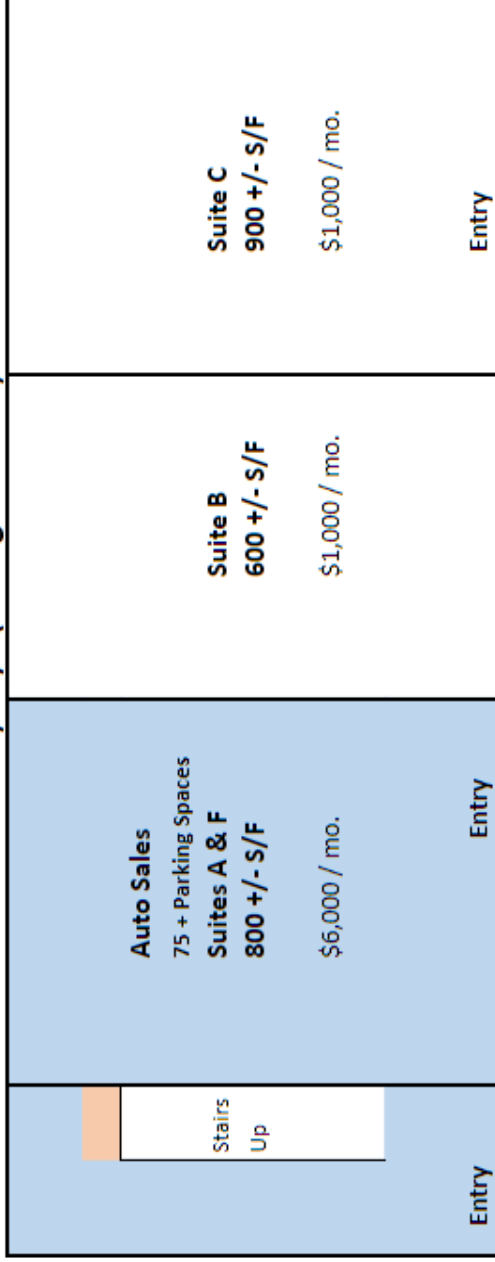


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 Phone: 203-577-2277 Fax: 203-577-2100

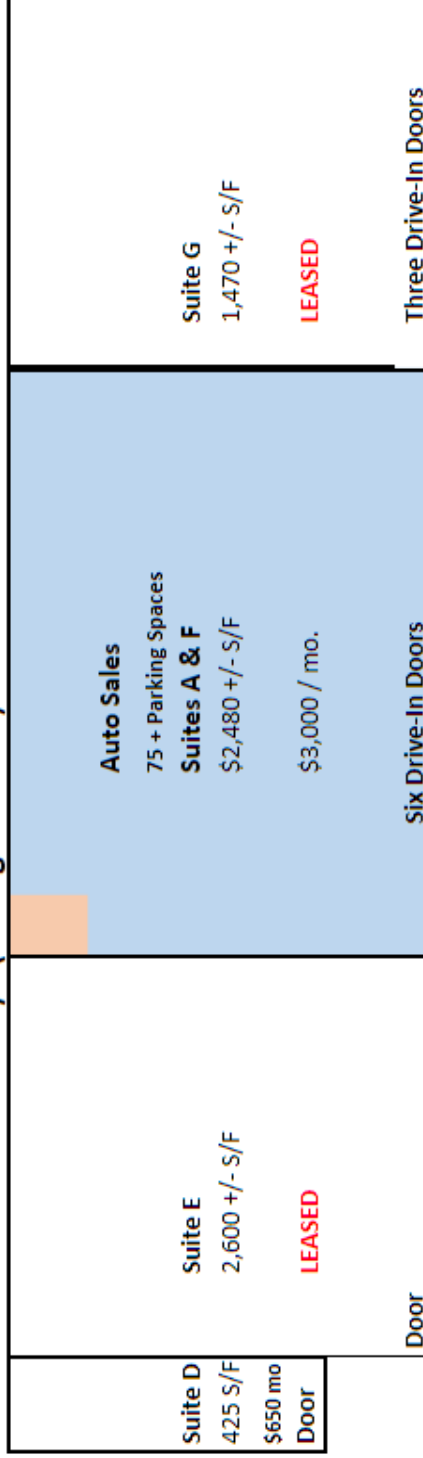
554 Main Street Oakville, CT

Office - Upper Level - 900 +/- S/F Office Space: \$1,500 per month including Utilities

Main Retail Level: Suites from 600 +/- S/F (Pricing + utilities)



Lower Level: Suites from 425 S/F (Pricing + utilities)



Rear Red Shed Building: - 900 +/- S/F Office Space: \$1,000 - LEASED