

# FOR SALE/LEASE

51 Depot Street Suite 202  
Watertown, CT 06795



**Medical / Professional Office Condominium**  
**1,800 +/- S/F ( Currently Medical Office)**

**Located in The Depot Square Mall**

**5 Offices, Reception Area and Waiting Room**

**Offered at: \$149,000.00**

**Lease Asking Price: \$12.00 PSF + Utilities Gross lease**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		51 Depot Street Suite 202	
<b>CITY, STATE</b>		Watertown, CT 06795	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,800 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F	1,800 +/-	Type of Heat	Gas forced air
Ceiling Height	9'	Elevator	Yes
Roof	Gable	<b>OTHER</b>	
Ext. Construction	Siding	Zoning	BC
Date Built	1985	Parking	Ample
		State Route / Distance To...	Route 8 2miles
<b>UTILITIES</b>		<b>TAXES</b>	
Sewer	City	Assessment	\$96,600
Water	City	Mill Rate	30.10
Gas	Yankee Gas	Taxes	\$2,907.66
Electrical	200 Amps	<b>TERMS</b>	
		Sale	\$149,000.00
		Lease	\$12.00 PSF + Utilities
		Condo fees	



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