

## FOR LEASE



***125 South Main Street, Newtown, CT 06470***

**Best Deal In Newtown**

**Beautiful Plaza with Plenty of Parking**

**3 Spaces Available:**

**#1-1,800 S/F Retail Space Former MediSpa**

**#2- 2,500 S/F Fitness Center**

**#3 18,000 +/- S/F Temp Controlled Storage Space**

**Perfect for many Retail or Medical Uses**

**\$19.00 PSF NNN**

# Godin Property Brokers LLC

★★★★★ Commercial / Industrial



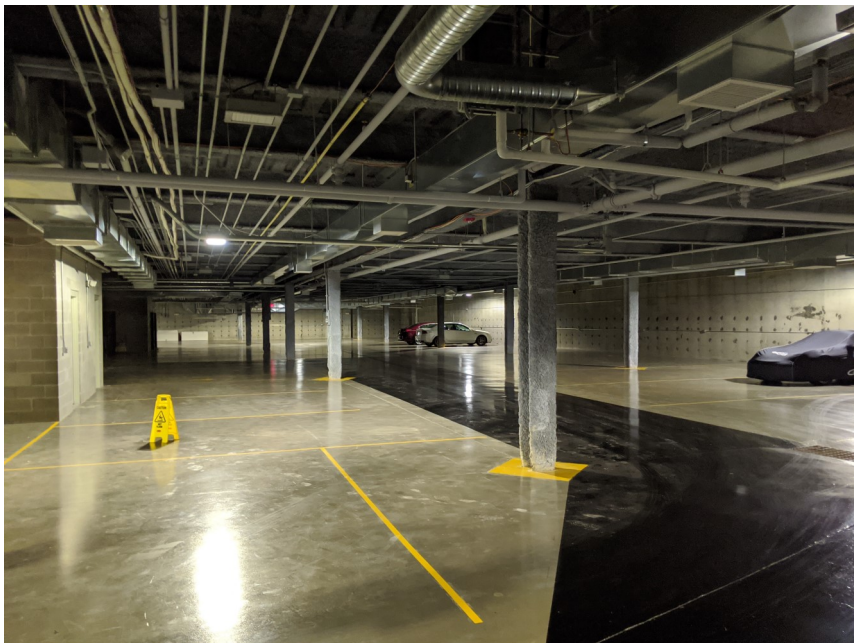
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**Lower Level 18,000 S/F Temp Controlled Vehicle Storage Space**  
**2 Drive in Doors**  
**Lots of Possibilities**  
**Call for more details**



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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>125 South Main Street</b>	
<b>CITY, STATE</b>		<b>Newtown, CT 06470</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	22,092	Air Conditioning	Central
Number of floors		Sprinkler / Type	
Avail S/F	1,800 + 18,000 +/-	Type of Heat	Gas
Office Space		<b>OTHER</b>	
Drive in Doors	2 (lower level)	Acres	4.43
Ext. Construction	Stucco	Zoning	Comm. / Ind.
Ceiling Height	8'	Parking	Ample
Roof	Arch Shingles	State Route / Distance To...	Route 8/
Date Built	2012	<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	200 Amps	Lease	\$19 PSF NNN + utilities
		Lower level	\$350.00 per space



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