

## **FOR LEASE**

## CONTACT: BRIAN GODIN or MARY BUCKLEY

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*2095 South Main St* Waterbury, CT 06706 7,920 +/- S/F Retail/Office Building 2021 Remodel Multiple Suites Available Suites From: \$400 / mo. Including utilities

Includes Common Kitchen and WiFi Great Location on Busy South Main Street With Quick Access to RTE 8 & I84

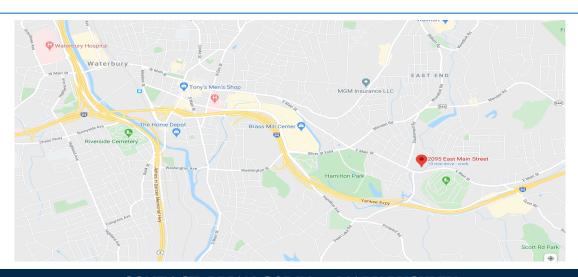


All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

## PROPERTY DATA FORM

PROPERTY ADDRESS 2095 South Main Street
CITY, STATE Waterbury, CT 06706

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,920 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	7,920 +/-	Type of Heat	Gas/ W Air
Ext. Construction	Wood Siding	OTHER	
Ceiling Height	10' - 12'	Acres	.49
Roof	10-12 yrs old	Zoning	Industrial
Date Built	1941	Parking	13 + Spaces
Drive in Doors	1	State Route / Distance To	Route 8 & I84
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	_
Gas	EverSource	TERMS	
Electrical		Lease Rates From	\$400 mo. Includes Utilities



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Suite B1   Suite B2   Suite B4   Suite B4   Suite B4   Stairs	Bath   Bath   Entry   Suite 10   Suite 9   Shop	2095 SOUTH MAIN STREET							
Short   State   State   Short   Shor	Suite B1	5							LEASED
Bath         Entry         Suite 10         Suite 9         stairs           Basement         Suite B1         Suite B8         Suite B8         Suite B8         Suite B8         Suite B8         Suite B1         Suite B8         Suite B1         Suite B1         Suite B2         Suite B4	Bath         Entry         Suite 10         Suite 9         stairs           Basement Suite B1         Kitchen         Suite B8         Stairs         Suite B8         Stairs         Stairs         Stairs         Suite B8         Stairs         Stairs         Stairs         Suite B4         Suite								Shop Space
Bath         Bath         Suite 10         Suite 9         stairs           Common Area           Stairway         Suite B1         Suite B4	Bath         Bath         Suite 10         Suite 9         stairs           Kitchen         \$400         \$400         \$500           Stairway         Suite B1         Suite B8         \$1,400           Suite B1         Suite B2         Suite B4         Suite B4           Bath         Suite B2         Suite B3         Suite B4         Suite B4           Suite B2         Suite B3         Suite B4         Suite B4           Bath         Suite B2         Suite B4         Suite B4           Bath         Suite B2         Suite B4         Suite B4           Bath         Suite B2         Suite B4         Suite B4           Bath         Suite B4         Suite B4         Suite B4				Entry			exit	
Bath         Bath         Satic BB         Suite BB         Su	Bath         Bath         \$400         \$400         Boor         Surite B8         Suite B8         Suite B4					Suite 10	Suite 9	stairs	Door
Kitchen   Suite B8   Suite B8   Suite B8   Stairway   Closet   Stairway   Closet   Stairway   Stairway   Stairway   Suite B1   Suite B2   Suite B4   Sui	Kitchen   Suite B8   Suite B8   Stairway   Closet   Suite B1   Suite B4   S		Bath	Bath		\$400	\$400		
Kitchen   Suite B8   Suite B8   Stairway   Closet     Suite B1   Closet   Closet     Suite B1   Suite B2   Suite B3   Suite B4     Entry   Entry   Not to Scale   Suite B3   Suite B4   Stairway   S	Kitchen   Suite B8   Suite B8   Stairway   Closet     Suite B1   Common Area     Suite B1   Suite B2   Suite B4     Suite B2   Suite B4   Stairway   Stairway     Suite B2   Suite B4   Stairway   S							Door	LEASED
Kitchen   Suite B8   Suite B8   State B4   Door	Kitchen   Suite B8   Suite B8   Stroot								
Stairway  Suite B1  Suite B1  Suite B1  Suite B1  Suite B2  Suite B4  Suite B4  Sour  Sour	Suite B8   Suite B8   Strainway   Closet			Kitchen					Suite 7
Stairway   Closet	Stairway   Closet					Suite B8			\$1,500
Suite B1   Closet   Closet   Closet   Closet   Suite B1   Closet   Suite B2   Suite B4   Closet   Suite B4   Closet   Suite B4   Common Area   Soite B4   Common Area   Common	Stairway   Closet   Closet   Closet   Suite B1   Suite B2   Suite B4   Suit					\$700			
Suite B1   Closet   Closet   Suite B1   Common Area	Suite B1   Closet   Common Area			Dasement Ctairent				è	
Suite B1   Common Area	Suite B1   Common Area     Suite B1   Common Area     Suite B2   Suite B4     Suite B4   Since B3   Suite B4     Suite B4   Since B4     Suite B5   Since B4     Suite B6   Since B4     Suite B6   Since B4     Suite B6   Since B4     Suite B6   Since B4     Suite B7			Stell wedy		Closet		3	
Suite B1         Common Area           \$1,400         Accommon Area           Bath         Suite B2         Suite B4           \$600         \$500         \$500           Entry         Not to Scale         Not to Scale	Suite B1         Common Area           81,400         Suite B2         Suite B4           Suite B2         Suite B4         Scool         \$500           Entry         Not to Scale         Not to Scale         Not to Scale								
Bath         Suite B2         Suite B4           Entry         Not to Scale         \$500         \$500	S1,400   Common Area     Bath			Suite B1					Suite B6
Bath         Suite B2         Suite B3         Suite B4           \$600         \$500         \$500           Entry         Not to Scale         Not to Scale	Bath         Suite B2         Suite B3         Suite B4           \$600         \$500         \$500           Entry         Not to Scale         Not to Scale			\$1,400			Common Are	ea ea	\$500
Suite B2   Suite B4	Suite B2   Suite B4   Suite B4   S600   S500   S600   S500   S500   S500   S600   S500   S600   S500   S600   S500   S600   S6					_			
Suite B2 Suite B4 S600 S500 S500 S500 S500 S500 S500 S500	Suite B2 Suite B4 S600 S500 S500 S500 S500 S500 S500 S500		Bath						
\$500 \$500 \$500 S500 Not to Scale	\$500 \$500 \$500 S500 S500 S500 S500 S500				Suite B2	Suite B3	Suite B4		Suite B5
Entry Not to Scale	Entry Not to Scale	door			\$600	\$500	\$500		\$500
Entry Not to Scale	Entry Not to Scale								
Not to Scale	Not to Scale			Entry					
				Not to Sc	ale				