

**CONTACT: MICHAEL GRIEDER**

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Middlebury, CT 06762

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

## FOR LEASE



**55 Store Ave  
Waterbury, CT 06705**

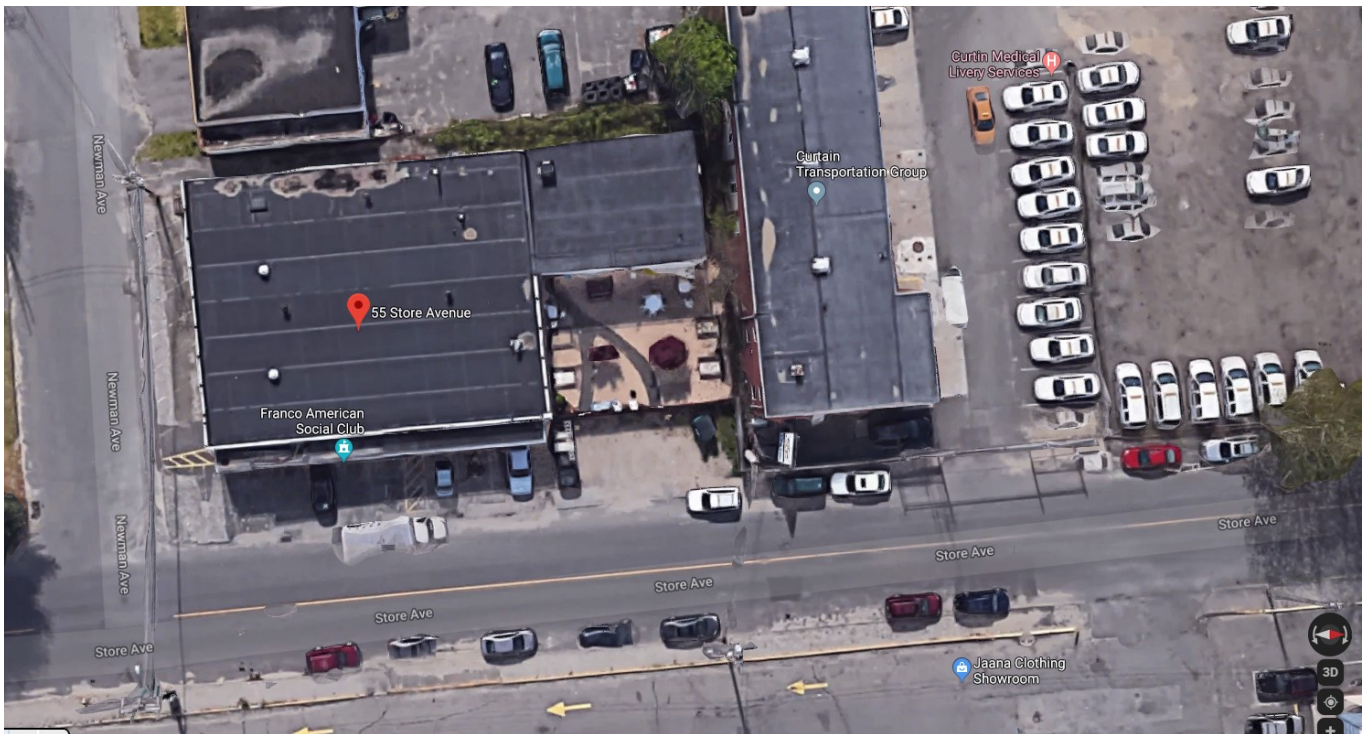
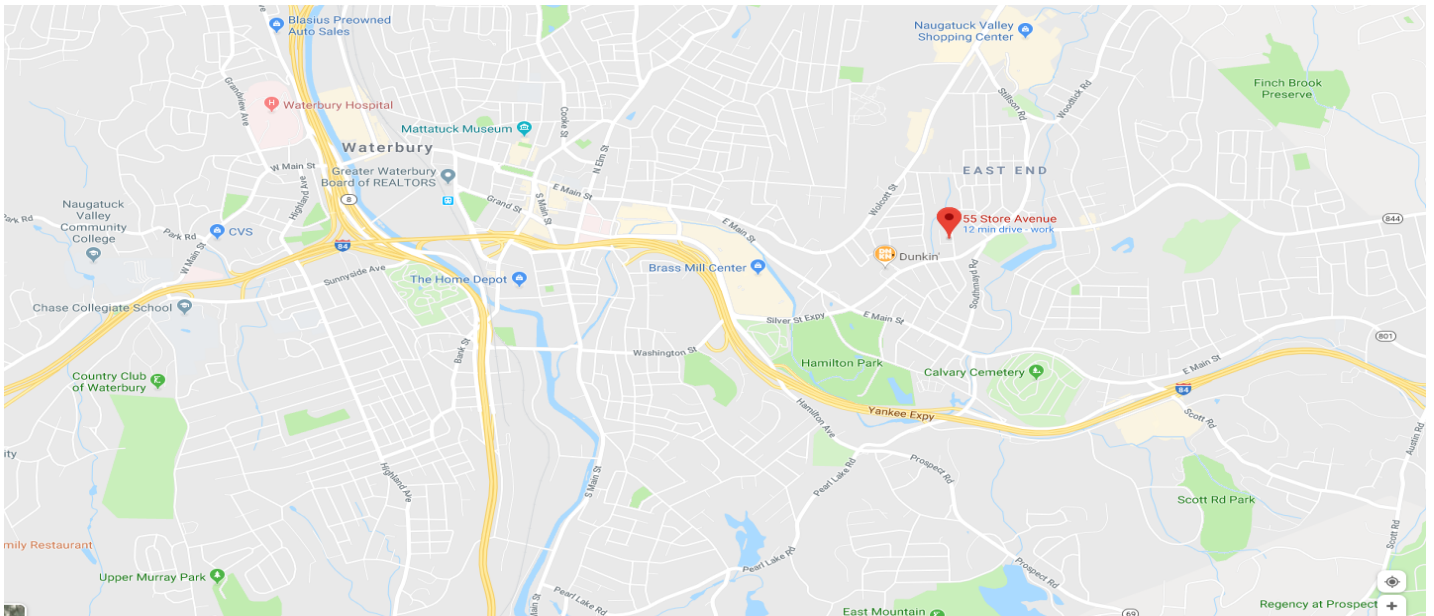
**Retail or Special Event Space  
Large Open Area With Stage  
Many Possibilities  
Lease Rate: \$10.00 PSF NNN + Utilities**





# Godin Property Brokers, LLC

★★★★★ Commercial / Industrial



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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		55 Store Ave	
<b>CITY, STATE</b>		Waterbury, CT 06705	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	7,650	Air Conditioning	Wall
Number of floors	1	Sprinkler / Type	No
Avail S/F	5,000	Type of Heat	Forced Hot Air/ Electric
		<b>OTHER</b>	
		Acres	.34
Ext. Construction	Vinyl Siding	Zoning	CA- Commercial
Ceiling Height	9'	Parking	+/- 15
Roof	Flat	State Route / Distance To...	Route I-84
Date Built	1945	<b>TAXES</b>	
		Assessment	\$123,270.00
		Appraisal	\$176,097
		Mill Rate	60.21
		Taxes	\$7,655.07
		<b>TERMS</b>	
		Lease	\$10.00 PSF NNN + Utilities
<b>UTILITIES</b>			
Sewer	Yes		
Water	Yes		
Gas	EverSource		
Electrical	400 Amps		
	120-208 V		
	3ph Phase		

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