

## FOR LEASE



**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**

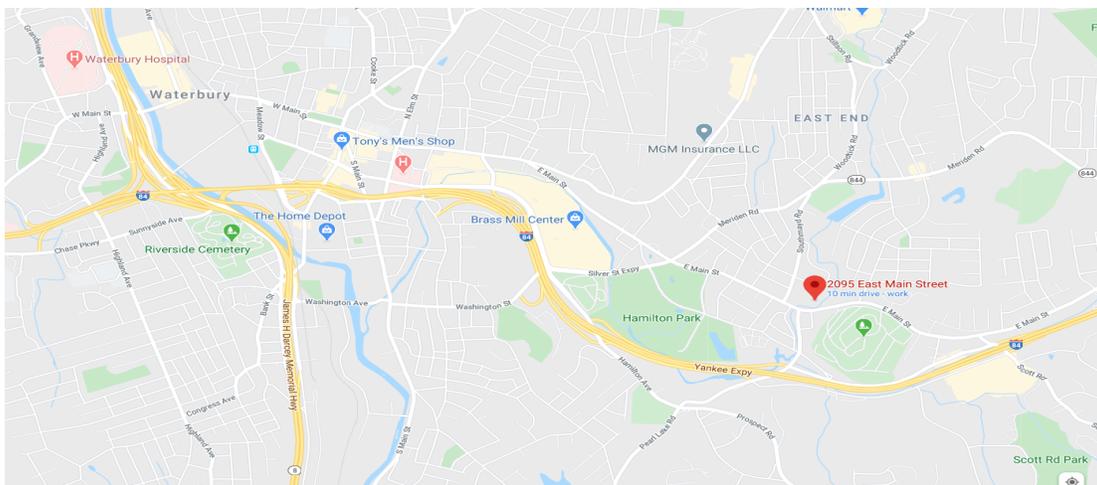
**With Quick Access to RTE 8 & I84**



# 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	3,500 +/-	Type of Heat	Gas/ W Air
Ext. Construction	Wood Siding	<b>OTHER</b>	
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
		<b>TAXES</b>	
		Assessment	
<b>UTILITIES</b>		Appraisal	
Tenant/Buyer to Verify		Mill Rate	
Sewer	City	Taxes	
Water	City	<b>TERMS</b>	
Gas	EverSource	Lease Rates From	
Electrical		\$400 mo. Includes Utilities	



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# 2095 SOUTH MAIN STREET WATERBURY, CT

**LEASED**

Shop Space

Entry

exit  
stairs

Suite 9  
\$400  
**LEASED**

Suite 10  
\$400  
Available

Bath

Bath

Available

**LEASED**

Door

**LEASED**

Kitchen

Suite 7  
\$1,500

Basement  
Stairway

Suite B8  
\$700

Suite A  
\$2,500

Door

**LEASED**

Suite B1  
\$1,400

**LEASED**

Suite B6  
\$500

Common Area

Bath

door

Suite B2  
\$600

Suite B4  
\$500

Suite B5  
\$500

**LEASED**

**LEASED**

**LEASED**

Entry

Not to Scale