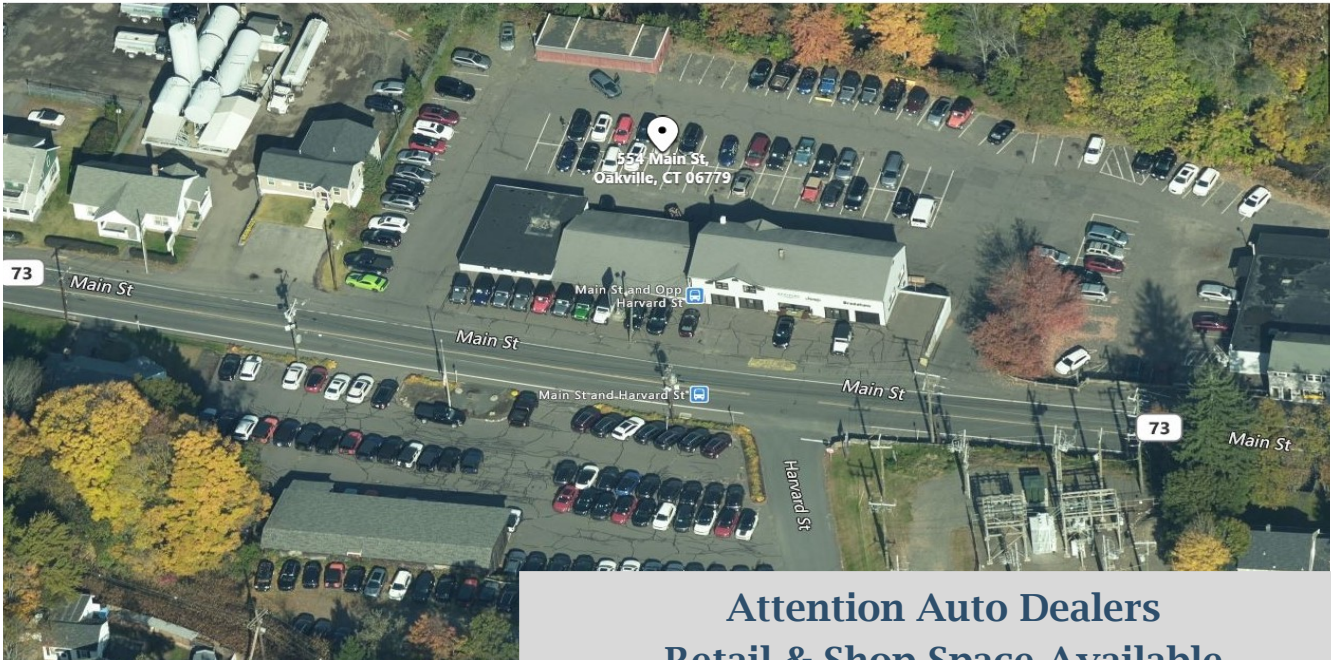


FOR LEASE



**554 Main Street
Oakville, CT 06779**

**Attention Auto Dealers
Retail & Shop Space Available
Large Lot: Ideal for Auto Sales/Repairs
Includes Lifts and Air Compressor
Great Frontage on busy RTE 73
Other Suites From \$650.00 Per Month
Lease Price From: \$12.00 PSF + Utilities**



554 Main Street Oakville, CT 06779

11,709 S/F Commercial Building
Lower Level Repair Shop
9 Drive in Service Bays
Equipment Included



Retail Frontage
Oversized Lot



960 S/F Rear Storage Building



CONTACT: BRIAN GODIN

E-mail: BgodinPB@gmail.com

www.GodinPropertyBrokers.com

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

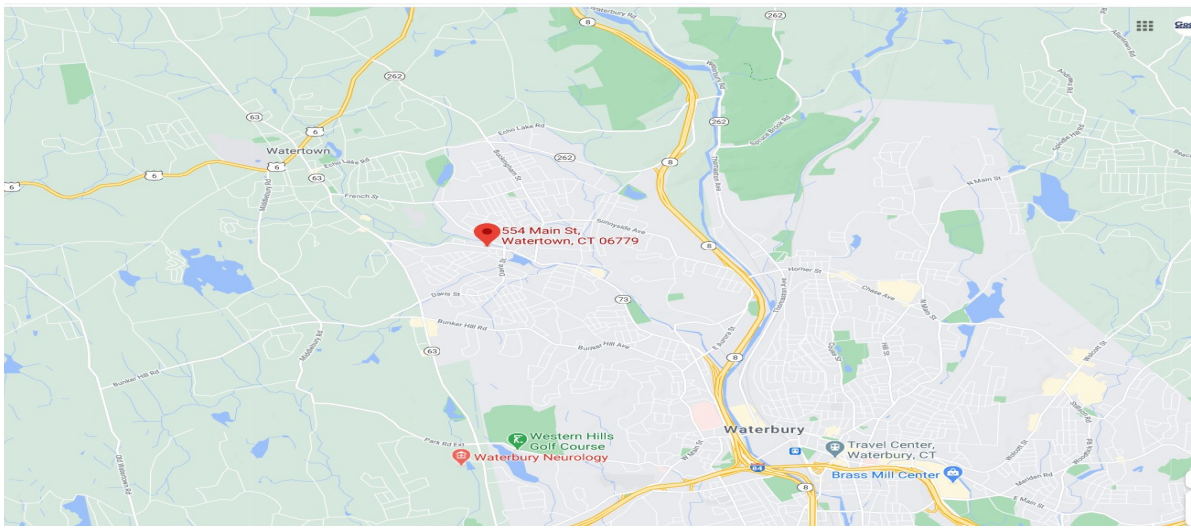
PROPERTY DATA FORM

| | |
|------------------|---------------------|
| PROPERTY ADDRESS | 554 Main Street |
| CITY, STATE | Watertown, CT 06795 |

| BUILDING INFO | | MECHANICAL EQUIP. | |
|-------------------|------------|------------------------------|---------------------------|
| Total S/F | 11,709 | Air Conditioning | Windows |
| Number of floors | 2 | Sprinkler / Type | No |
| Avail S/F | 11,709 | Type of Heat | Oil |
| Ext. Construction | Block | OTHER | |
| Ceiling Height | 12' | Acres | 1.10 |
| Roof | Gable/Flat | Zoning | BG |
| Date Built | 1948 | Parking | Ample |
| | | State Route / Distance To... | |
| | | TAXES | |
| | | Assessment | |
| | | Appraisal | |
| | | Mill Rate | |
| | | Taxes | |
| | | TERMS | |
| | | Lease | From \$12 PSF + Utilities |
| | | Suites From | \$650 Per Month |

UTILITIES

| | |
|------------|---------|
| Sewer | City |
| Water | City |
| Gas | No |
| Electrical | 200 Amp |

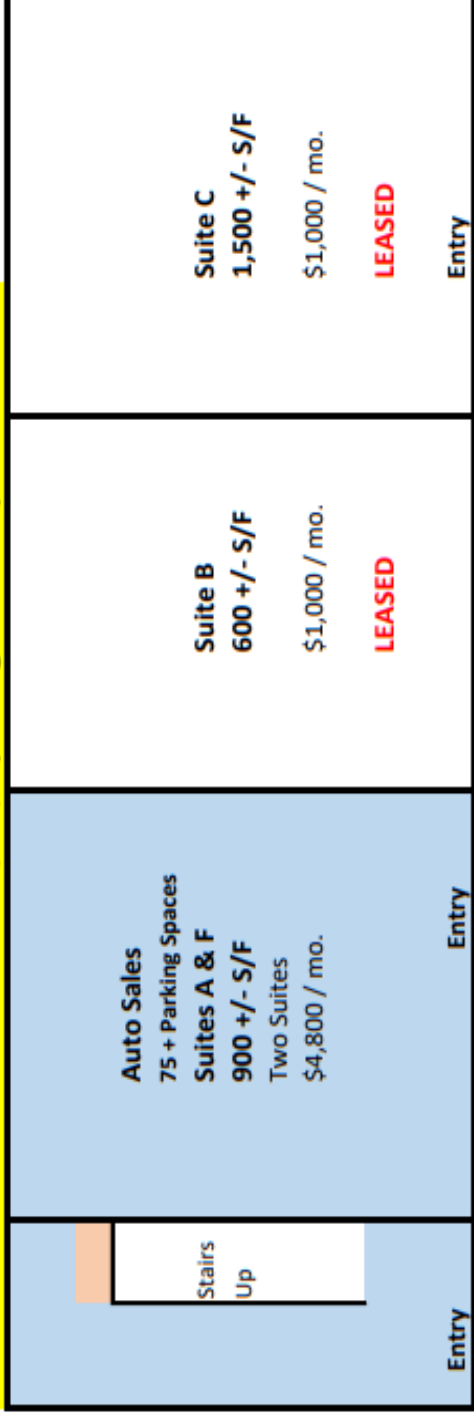


CONTACT: BRIAN GODIN
 E-mail: BgodinPB@gmail.com
 www.GodinPropertyBrokers.com
 Phone: 203-577-2277 Fax: 203-577-2100

554 Main Street Oakville, CT (Three Buildings)

Office - Upper Level - 900 +/- S/F Office Space: \$1,500 per month including Utilities **LEASED**

Main Retail Level: Suites from 600 +/- S/F (Pricing + utilities)



Lower Level: Suites from 425 S/F (Pricing + utilities)



Rear Red Shed Building: - 900 +/- S/F Office Space: \$1,000 - LEASE