

FOR LEASE



**551 Wolcott Street
Waterbury, CT 06705**

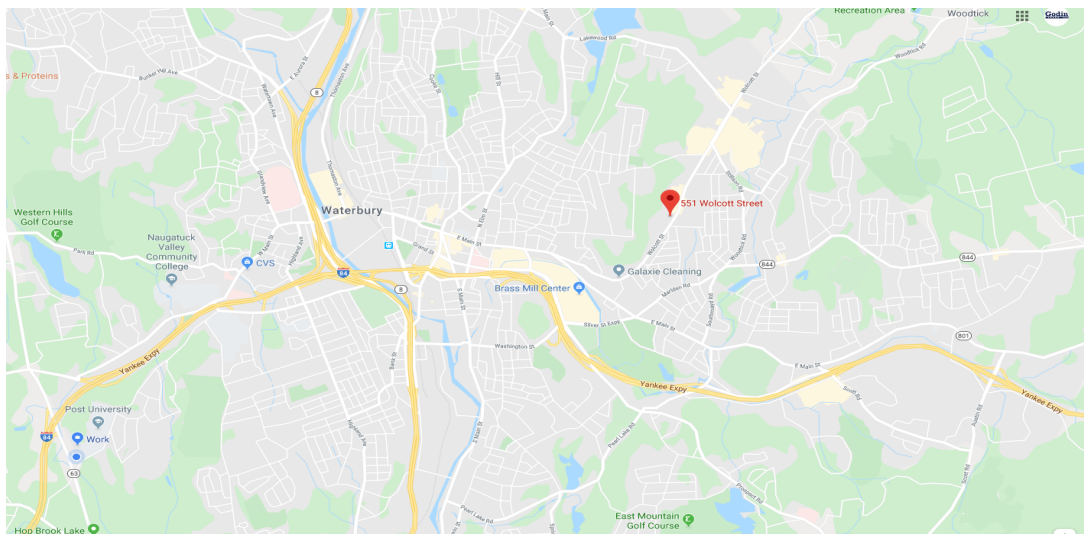
**Retail Plaza with Two Spaces Available
From 1,500 S/F +/- Unit 1 & 2
Perfect for All Retail or Commercial Office Uses
High Traffic Location with Parking in Front and Rear
\$14 PSF Gross + utilities**



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		551 Wolcott Street	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,622	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	
Avail S/F	2,700	Type of Heat	Gas Forced Hot Air
Ext. Construction	Brick	OTHER	
Ceiling Height	8.5'	Acres	.56
Roof	Flat Rubber	Zoning	CA
Date Built	1986	Parking	Ample
		State Route / Distance To...	.5 to I -84
		TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical	200 Amps	Lease	\$14 PSF Gross + Utilities



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