

CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

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

FOR LEASE



***496 West Main Street
Waterbury, CT 06702***

**Affordable Retail Opportunities
On Busy West Main Street**

Space 1: 600 S/F Available 03/2023

Space 2: 500 S/F Immediately Available

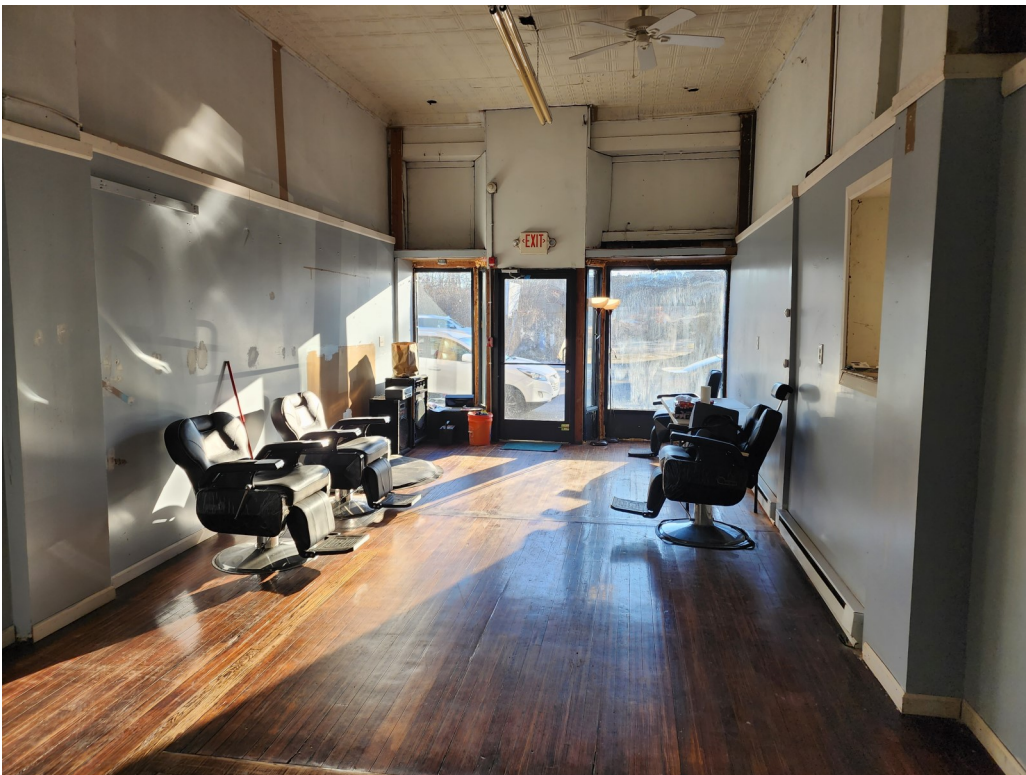
Leasing from: \$950.00 Gross + Utilities



Space 1
Currently a Mini Mart



Space 2 -Formerly Carpet Store



PROPERTY DATA FORM

PROPERTY ADDRESS	496 West Main Street
CITY, STATE	Waterbury, CT 06702

BUILDING INFO

Total S/F	6,490
Number of floors	2
Avail S/F	1100 S/F +/- Retail
Ext. Construction	Brick Veneer
Roof	Flat
Date Built	1885
Ceiling Height	11' +/-

MECHANICAL EQUIP.

Air Conditioning	Wall unit
Sprinkler / Type	
Type of Heat	Gas - Modine Heater

OTHER

Acres	.10
Zoning	Mixed use - CBD
Parking	On street
State Route / Distance To...	Route 8 - 3/10 Mile

UTILITIES

Tenant to Verify

Sewer	City
Water	City
Gas	EverSource
Electrical	200 Amps

TERMS

Lease starting at: \$950 Gross + Utilities



CONTACT: MICHAEL GRIEDER
E-mail: Mgrieder.gpb@gmail.com
Phone: 203-577-2277 Fax: 203-577-2100

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.