

FOR LEASE

CONTACT: BRIAN GODIN

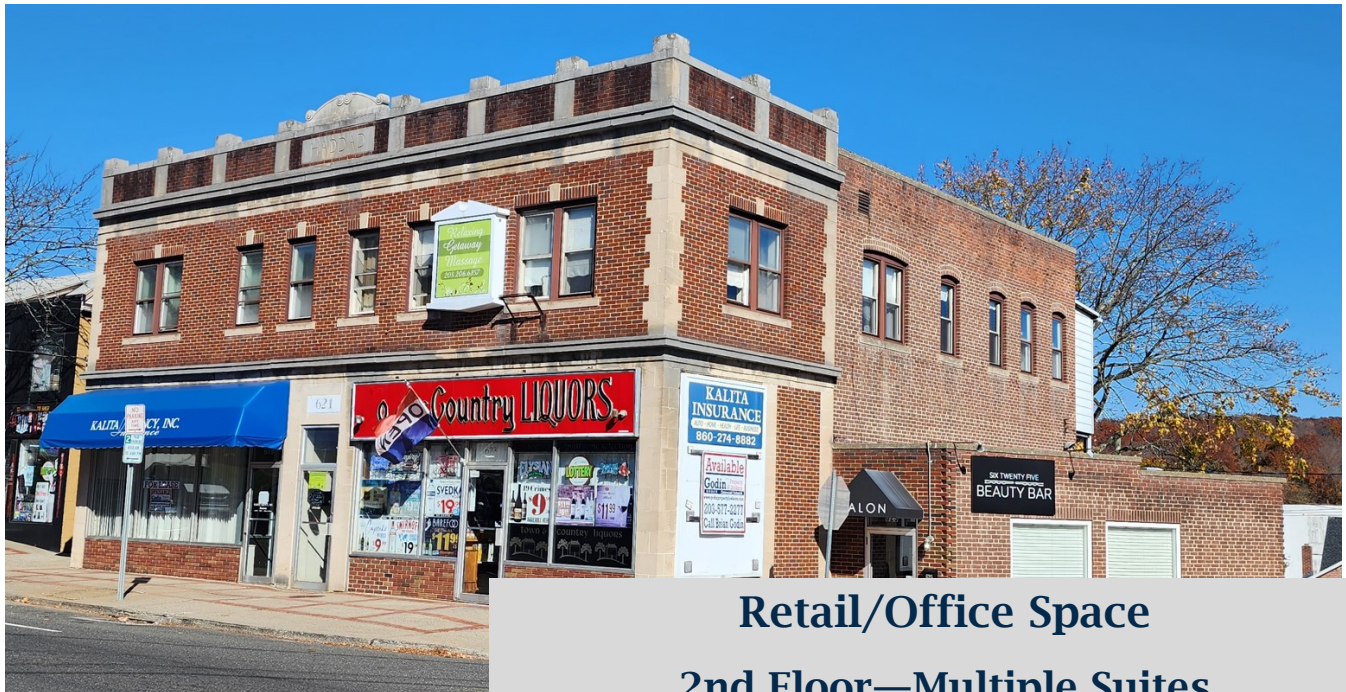
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Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**619-621 Main Street
Watertown, CT 06795**

Retail/Office Space

2nd Floor—Multiple Suites

Excellent Visibility on Well Traveled Rte 63

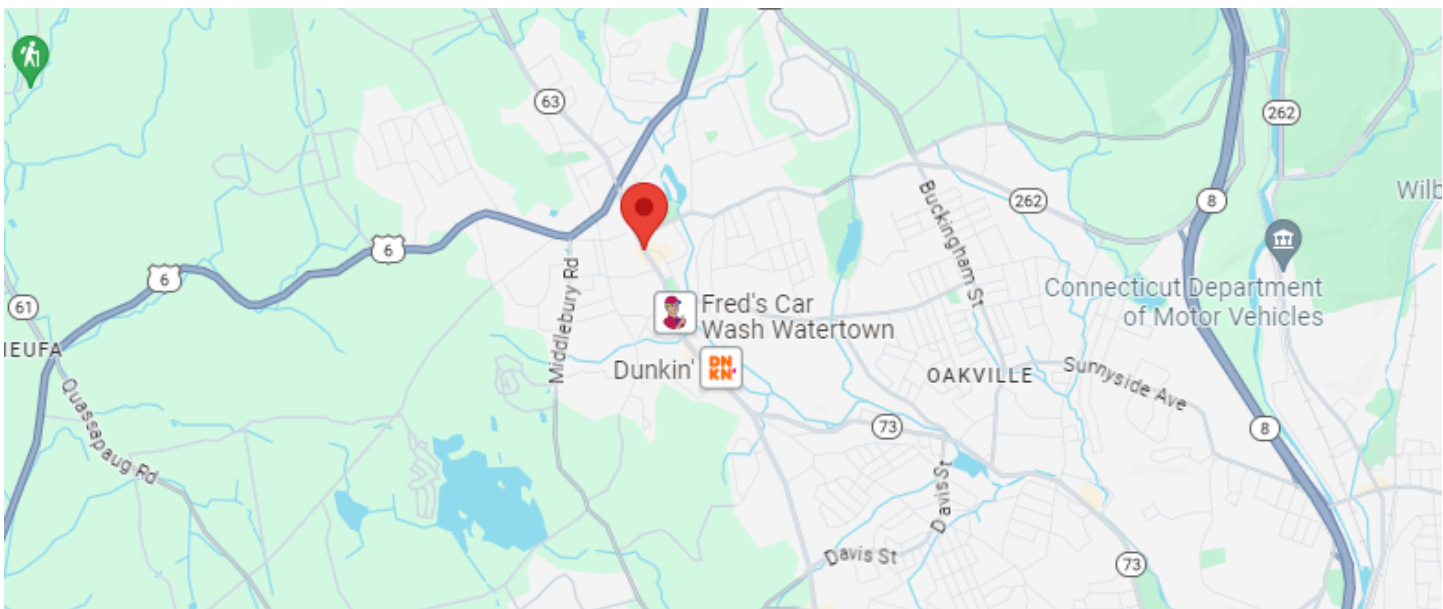
Ideal for Professional or Retail Uses

Lease Asking: \$12-\$15 per S/F + Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS		619-621 Main St.	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,600	Air Conditioning	Central & Window
Floors	2	Sprinkler / Type	
Avail S/F	4,000 +/-	Type of Heat	Oil / Forced Air
Ceiling Height	10'	OTHER	
Roof	Flat Tar & Gravel	Zoning	BC
Ext. Construction	Brick	Parking	Street & Municipal Lot
Date Built	1935	State Route / Distance To...	
		TAXES	
		Assessment	\$238,600.00
		Appraisal	\$340,900.00
		Mill Rate	34.94
		Taxes (new tax rate)	\$8,336.00
UTILITIES		TERMS	
Sewer	City	Lease	\$12-\$15 PSF + Gross + Utilities
Water	City		
Gas	N/A		
Electrical	100 amp		



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