

FOR LEASE

CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com

www.GodinPropertyBrokers.com

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

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**476 Wolcott Street
Waterbury, CT 06705**

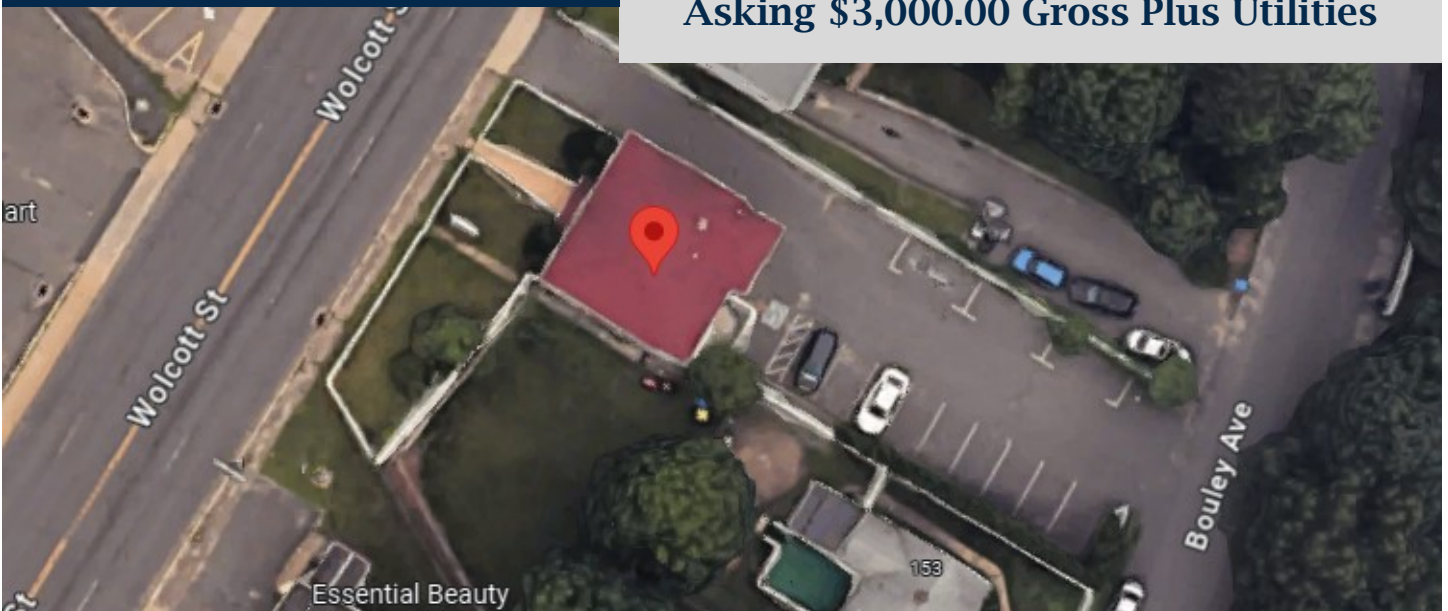
**Highly Visible Professional Office Space
Signage Along Well Traveled Wolcott St**

18,000+ Cars Daily

Private Parking to Rear

1,500 S/F

Asking \$3,000.00 Gross Plus 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	476 Wolcott Street
CITY, STATE	Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,638 +/-	Air Conditioning	Central air
Avail S/F	1,500 +/-	Sprinkler / Type	
Ext. Construction	Brick Veneer	Type of Heat	F/A
		OTHER	
Ceiling Height	9'	Zoning	Mixed use - office
Roof	Asphalt	Parking	13 spaces
Date Built	1951	State Route / Distance To...	7/10 to I-84
		Acres	.24
		TAXES	
		Assessment	
		Mill Rate	
		Taxes	
		TERMS	
		Lease	\$3,000.00 Gross Plus Utilities
UTILITIES		Tenant/Buyer to Verify	
Sewer	City		
Water	City		
Gas	Eversource		
Electrical			



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.

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

