

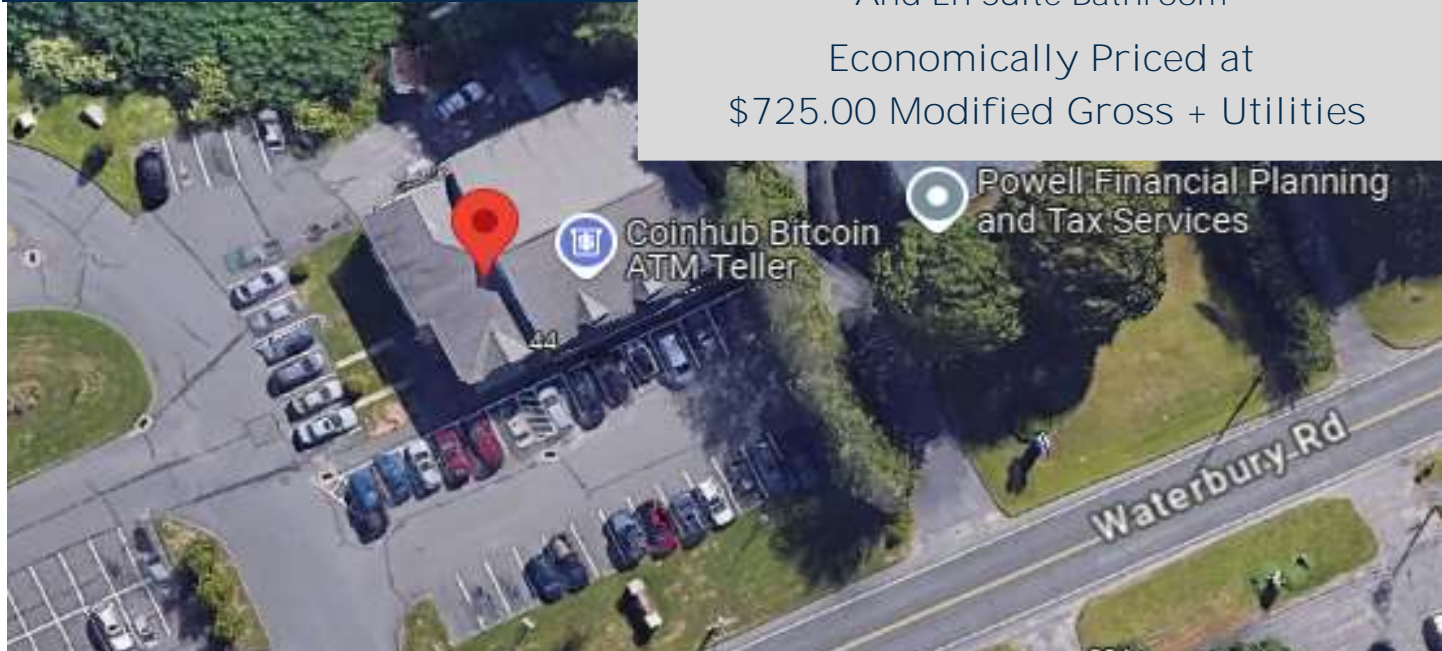
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# FOR LEASE



44 Waterbury Rd  
Prospect, CT 06712

1,375 +/- S/F  
Great Central Town Location  
2nd Floor Office Space Perfect for  
Most Professional Uses  
Open Floor Plan with Two Separate Offices  
And En Suite Bathroom  
Economically Priced at  
\$725.00 Modified 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	44 Waterbury Rd
CITY, STATE	Prospect, CT 06712

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	10,266 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	1,375 +/-	Type of Heat	Forced Hot Air
		<b>OTHER</b>	
		Acres	1.94
		Zoning	B- Retail
		Parking	Plenty on Site
		<b>TAXES</b>	
Roof	Asphalt / Shingle	Assessment	
Ext. Construction	Vertical Wood/Concrete Block	Appraisal	
Ceiling Height	9'	Mill Rate	
Date Built	1958	Taxes	
<b>UTILITIES</b>	Buyer/Tenant to Verify	<b>TERMS</b>	
Sewer	Septic	Lease	\$725 Mod Gross + Utilities
Water	City		(% of Snow Plow)
Gas	Propane		
Electrical			



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