

# FOR LEASE



**1588 Watertown Ave  
Waterbury, CT 06708**

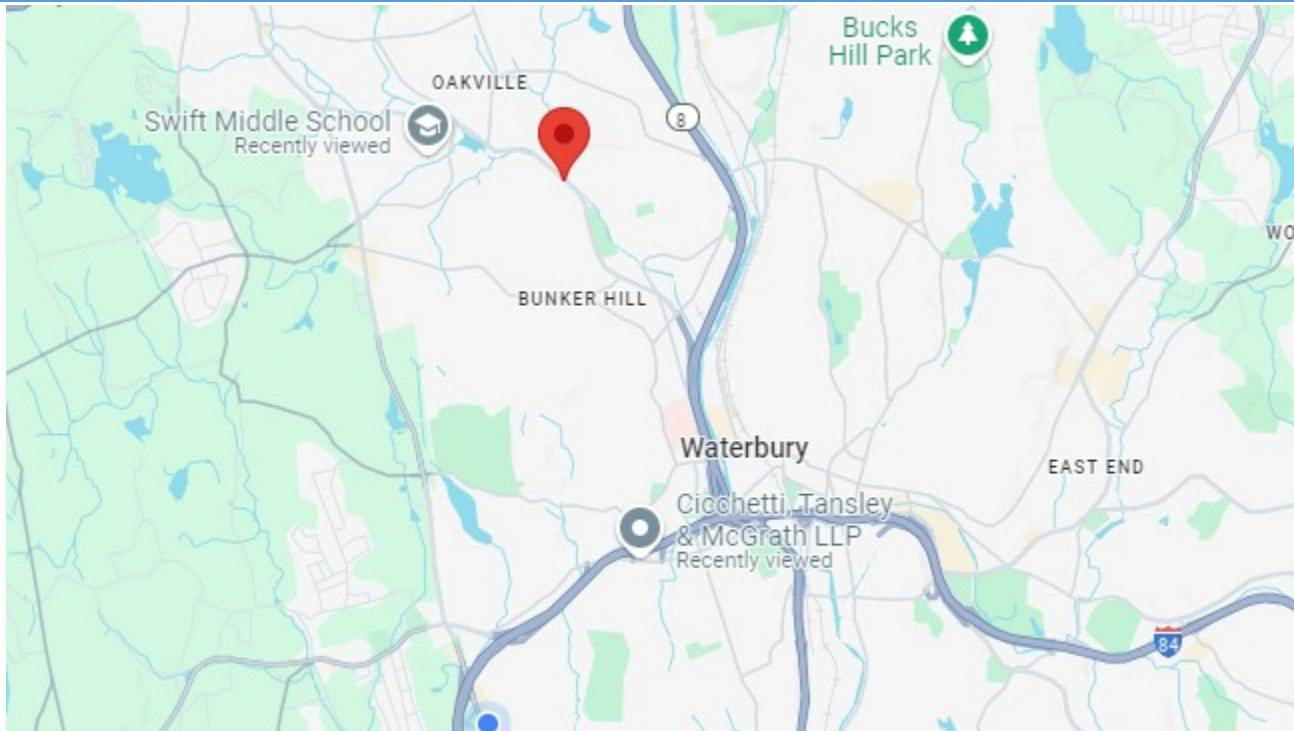
**Rare Stand Alone Retail space  
1680 +/- S/F Former Cumberland Farms  
Along Well Traveled Watertown Ave  
Asking \$18 NN + Utilities  
(Deed Restricted) Call for Details**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	1588 Watertown Ave
<b>CITY, STATE</b>	Waterbury, CT 06708

<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,680 +/-	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,680 +/-	Type of Heat	
<b>OTHER</b>			
Ext. Construction	Brick / Block	Acres	.36
Roof	Rubber Membrane	Zoning	CA
Ceiling Height	14' clear	Parking	Onsite / Plenty
Date Built	1964	State Route / Distance To...	5/10 to RT8
<b>TAXES</b>			
Assessment			
Sewer		Mill Rate	49.44
Water		Taxes	\$7,001.20
<b>TERMS</b>			
Gas		Lease Rate	\$18 NN(\$5.95 est) + Utilities
Electrical		3 phase / 400 amps	



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