

FOR LEASE

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**34 Waterbury Road
Unit 5
Prospect, CT 06712**

**Spacious Retail/Office 2,400 +/- S/F
Busy Waterbury Rd in Prospect
Several Offices and Open Area
Asking \$1,900 Gross Plus Utilities**

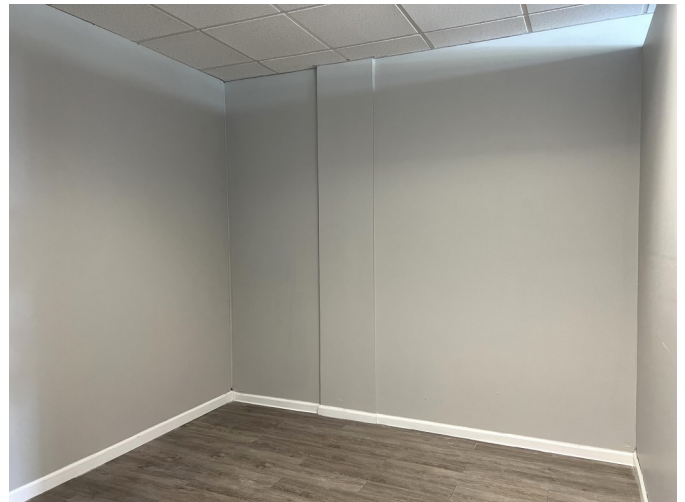


PROPERTY DATA FORM

PROPERTY ADDRESS		34 Waterbury Road, Unit 5	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,600 +/-	Air Conditioning	C/A
Number of floors	1	Sprinkler / Type	
Avail S/F	2,400 +/-	Type of Heat	Propane
Office Space	2,400 +/-	OTHER	
		Acres	.83
		Zoning	B / Retail Store
		Parking	Ample
Ext. Construction	Masonry & Wood Frame	State Route / Distance To...	
Roof	2008	TAXES	
Date Built	1954	Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	Septic	Mill Rate	
Water	City	Taxes	
Gas/Oil		TERMS	
Electrical		Lease	\$1,900 Gross Monthly Plus Utilities



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