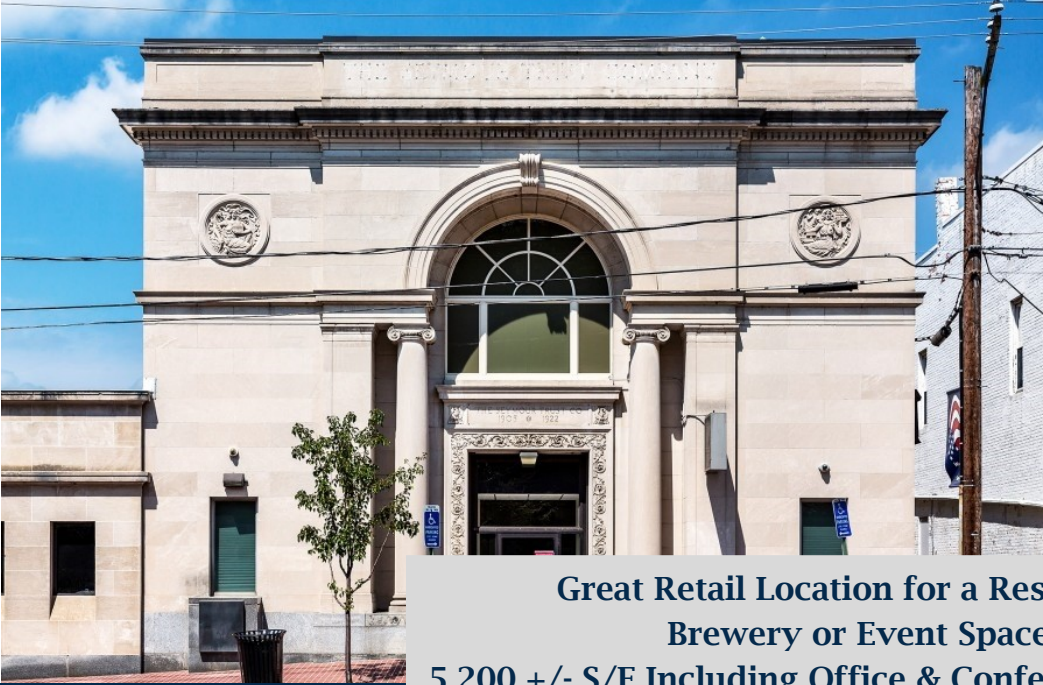


FOR LEASE



**115 / 124 Main Street
20 1st Street
Seymour, CT 06483**

**Great Retail Location for a Restaurant,
Brewery or Event Space
5,200 +/- S/F Including Office & Conference Room on
Second Floor**

**High Vaulted Ceilings with a Unique Layout
Rare Downtown Parking in Front & Back
\$14 PSF Gross + Utilities**

**Individual Office Also Available
300 +/- S/F**

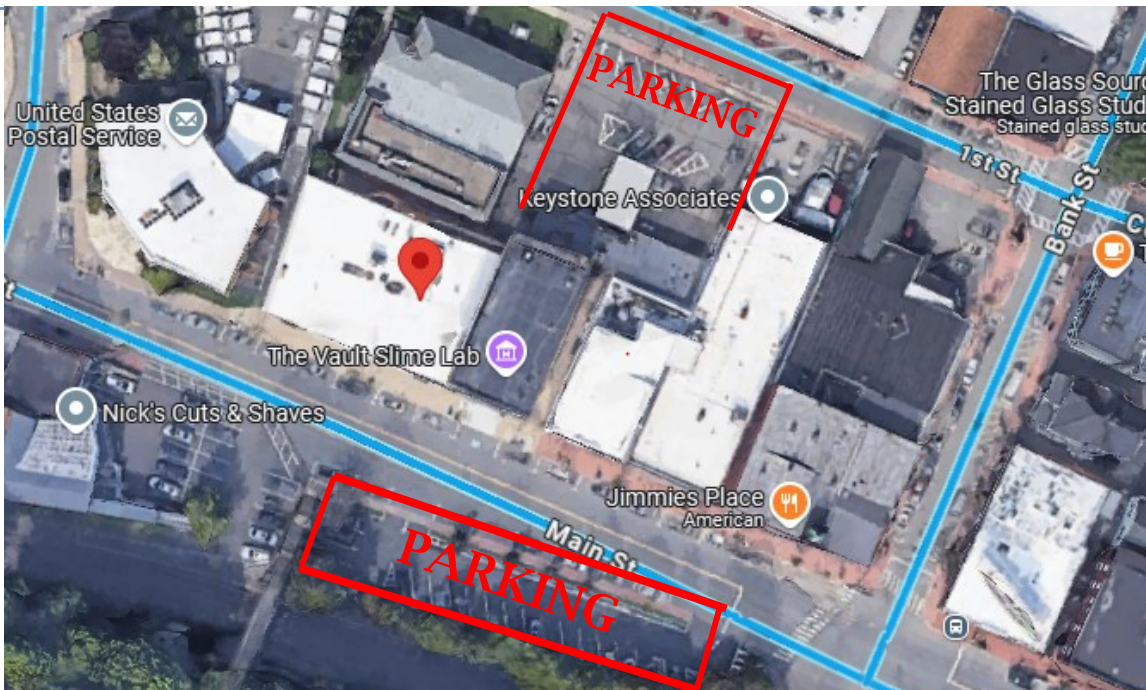
Asking \$750 Full Gross



PROPERTY DATA FORM

PROPERTY ADDRESS	115 / 124 Main Street / 20 1st Street
CITY, STATE	Seymour, CT 06483

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,980	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes Wet
Avail S/F	5,000 +	Type of Heat	Forced Hot Air
Ext. Construction	Masonry / Steel Frame	OTHER	
Ceiling Height	Vaulted 20" +	Acres	.80
Roof	Flat Membrane	Zoning	CBD1
Date Built	1922 / Addition 1980's	Parking	21+ Dedicated
Drive in Doors	Loading dock	State Route / Distance To...	Route 8 - 4/10 mile
Basement	5,000 +/-	TAXES	
		Assessment	\$867,230.00
		Appraisal	\$1,238,900.00
		Mill Rate	34.71
		Taxes	\$30,101.58
		TERMS	
		Lease	\$14 PSF Gross + Utilities
		Individual Office	\$750 Full Gross
UTILITIES			
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.

REAR PARKING



FRONT PARKING



