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# FOR LEASE



***34 Waterbury Road  
Unit 1  
Prospect, CT 06712***

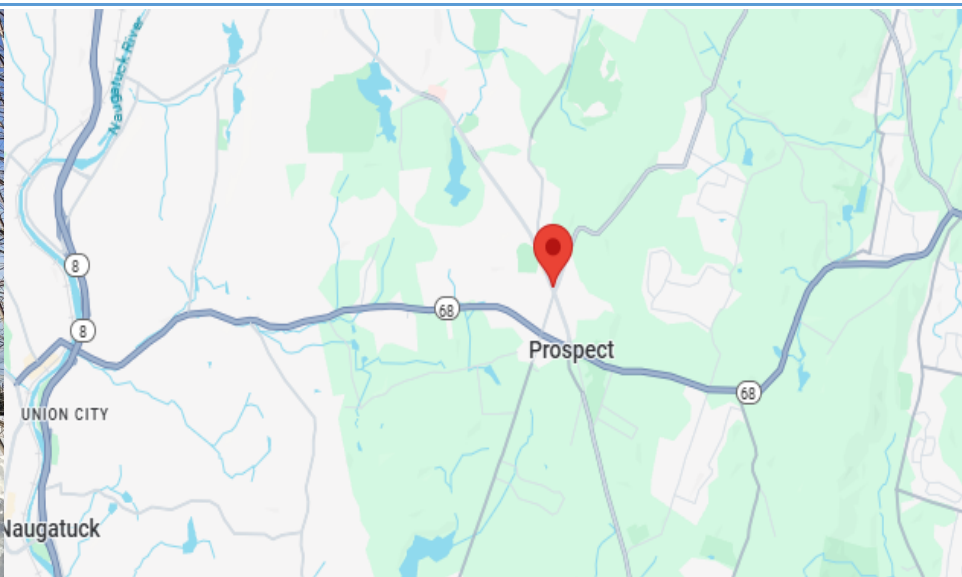
**1,630 +/- S/F Office/Retail - Store Front  
Located on Busy Waterbury Road  
Bright - Open Floor Plan with 2 Large Offices  
Plenty of Parking in the Front & Rear of Building  
Offered at \$1,700.00 Monthly plus Utilities**



# PROPERTY DATA FORM

PROPERTY ADDRESS	34 Waterbury Road, Unit 1
CITY, STATE	Prospect, CT 06712

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,600 +/-	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F	1,630 +/-	Type of Heat	Mini Split
Ext. Construction	Brick	<b>OTHER</b>	
Roof	Flat	Acres	.83
Date Built	1954	Zoning	Retail
		Parking	Ample
		State Route / Distance To...	I-84 - 1 mile
		<b>TAXES</b>	
		Assessment	
<b>UTILITIES</b>	<b>Tenant/Buyer to Verify</b>	Appraisal	
Sewer	Septic	Mill Rate	
Water	City	Taxes	
Propane		<b>TERMS</b>	
Electrical	200 Amps	Lease	\$1,700 Monthly + Utilities



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