

**CONTACT: Brook Ladrigan**  
E-mail: [Bladrigan.gbp@gmail.com](mailto:Bladrigan.gbp@gmail.com)  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
Phone: 203-577-2277 Fax: 203-577-2100  
850 Straits Turnpike, Suite 204  
Middlebury, CT, 06762

# FOR LEASE



**580 Wolcott St  
Waterbury, CT 06705**

**3,489 +/- S/F Retail Building  
Currently Set up as Restaurant  
Includes Turnkey Restaurant Equipment  
Stand Alone Building with Ample Parking  
Great Location on Well Traveled Road**

**Lease: \$5,000.00/mo + NNN + Utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		580 Wolcott Street	
<b>CITY, STATE</b>		Waterbury, CT 06705	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3,4879 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	N/A
Avail S/F	3,489 +/-	Type of Heat	FHA / Gas
		<b>OTHER</b>	
Int. Construction	Sheetrock	Acres	.99
Ext. Construction	Brick Veneer	Zoning	CA
Ceiling Height	14'	Parking	Ample
Roof	Asphalt	State Route / Distance To...	
Date Built	2008	<b>TAXES</b>	
		Assessment	
		Mill Rate	
		Taxes	
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Lease	\$5,000.00/mo + NNN + Utilities
Water	City		
Gas/Oil	Gas		
Electrical	Eversource		



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