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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



**1297 Main Street
Watertown, CT 06795**

Location - Location - Location!!

**Watertown's Oldest House - Built 1734
1,515 +/- S/F - 5 Offices, Reception Area,
Kitchen & 2 Baths**

**Excellent Visibility at Street Light
2025 Remodel - New Windows, Floor & Paint
Historic 1700's Charm**

Asking \$3,000.00 Monthly + Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS		1297 Main Street			
CITY, STATE		Watertown, CT 06795			
BUILDING INFO	A	/	B	MECHANICAL EQUIP.	A / B
Total S/F	1,515 +/-	/	960 +/-	Air Conditioning	Wall / Central
Number of Floors	2	/	1	Sprinkler / Type	No / No
Avail S/F	1,515 +/-	/	960 +/-	Type of Heat	Gas-Radiator / Gas -FHA
Office Space	1,515 +/-	/	960 +/-	OTHER	
Interior Construction				Zoning	BG
Ext. Construction	wood/vinyl /		wood/vinyl	Parking	Ample
Ceiling Height	8'	/	8'	.86	
Roof	Gable	/	Gable 2017	TAXES	
Date Built	1743	/	1900	Assessment	\$262,920.00
UTILITIES				Mill Rate	28.37
Sewer	Septic	/	Sewer	Appraisal	\$375,600.00
Water	Well	/	Well	Taxes	\$7,460.00
Gas/Oil	Gas	/	Gas	TERMS	
Electrical	100 Amps /		100 Amps	Lease rate	\$3,000/mo + Utilities



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