Godin Property Brokers

FOR LEASE

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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



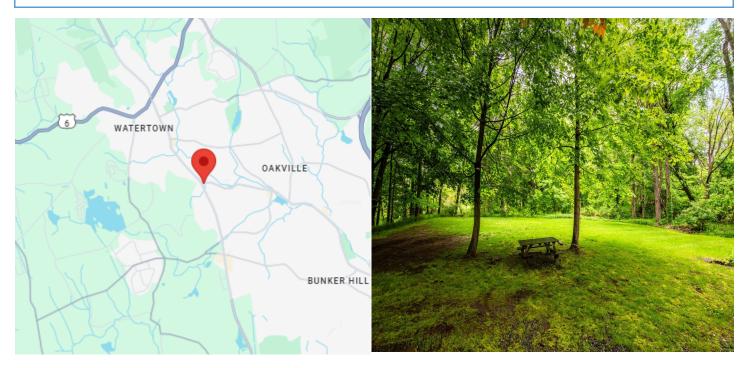
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PROPERTY DATA FORM

| 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/vi | nyl , | / wood/vinyl | Parking | Ample |
| Ceiling Height | 8' | / | 8' | .86 | |
| Roof | Gable | / | Gable 2017 | TAXES | |
| | | | | Assessment | \$262,920.00 |
| Date Built | 1743 | / | 1900 | Mill Rate | 28.37 |
| UTILITIES | | | | Appraisal | \$375,600.00 |
| Sewer | Septic | / | Sewer | Taxes | \$7,460.00 |
| Water | Well | / | Well | TERMS | |
| Gas/Oil | Gas | / | Gas | Lease rate | \$3,000/mo + Utilities |

Electrical

100 Amps / 100 Amps



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