



**101 Waterbury Road  
Prospect, CT 06712**

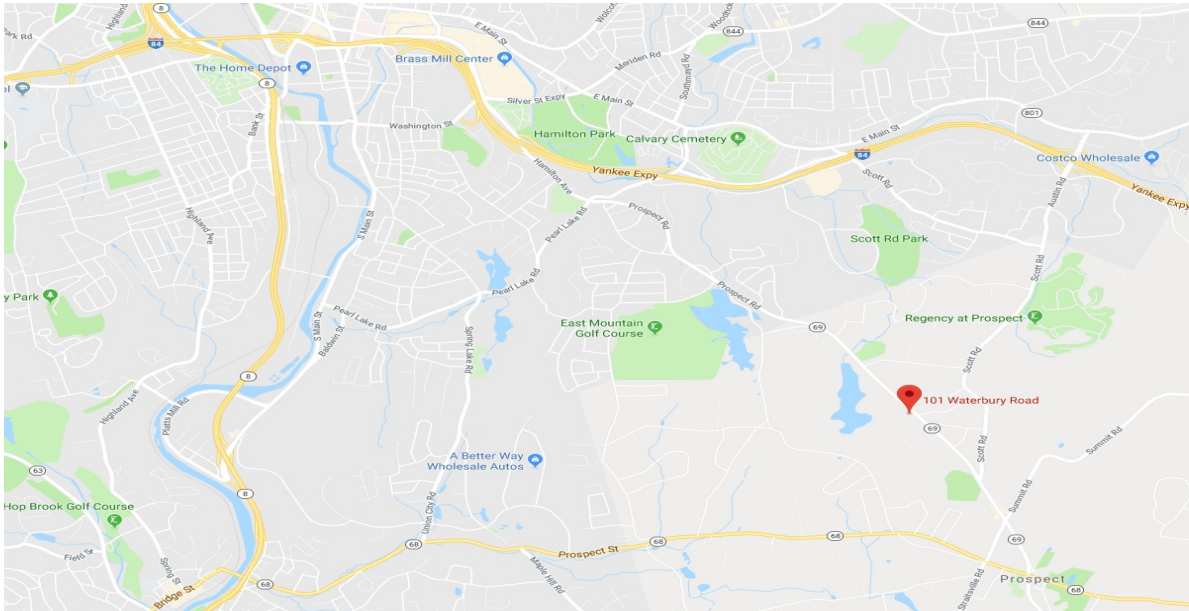
**1,600 +/- S/F Retail Space for Lease  
High Traffic Location with 259 S/F of Frontage  
Convenient to I-84 with Lots of Parking  
Asking \$2,950.00 Full Gross**





# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		101 Waterbury Road	
<b>CITY, STATE</b>		Prospect, CT 06712	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,600 +/-	Air Conditioning	Yes
Number of Floors	1	Sprinkler / Type	
Available S/F	1,600 +/-	Type of Heat	FHA & Wood furnace
		<b>OTHER</b>	
Ext. Construction	Wood Frame/Vinyl Siding	Acres	1.75
Available drive -in	1	Zoning	Retail / B
Ceiling Height	12'	Parking	Ample 13+
Roof	Asphalt	State Route / Distance To...	2 miles I-84
Date Built	1994	<b>TAXES</b>	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes	
		<b>TERMS</b>	
		Lease	\$2,950.00 Full Gross
<b>UTILITIES</b>			
Sewer	Septic		
Water	City		
Gas/Oil	Eversource		
Electrical			



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# Godin Property Brokers LLC

★★★★★ Commercial / Industrial

