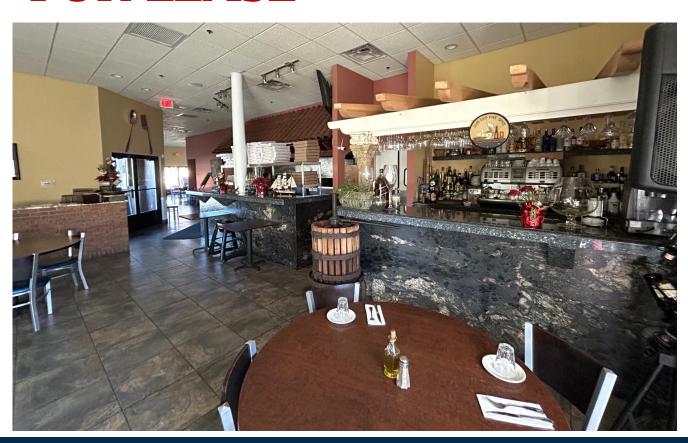


FOR LEASE

CONTACT: Brook Ladrigan

E-mail: Bladrigan.gbp@gmail.com www.GodinPropertyBrokers.com Phone: 203-577-2277 Fax: 203-577-2100 850 Straits Turnpike, Suite 204 Middlebury, CT, 06762



580 Wolcott St Waterbury, CT 06705

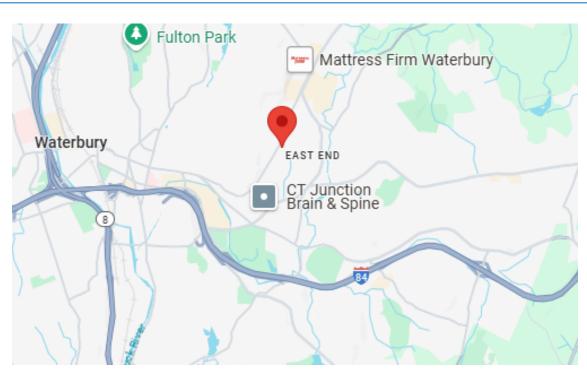
3,489 +/- S/F Retail Building
Currently Set up as Restaurant
Includes Turnkey Restaurant Equipment
Stand Alone Building with Ample Parking
Great Location on Well Traveled Road
Possible Drive-Thru for a Bank
Lease: \$5,000.00/mo + NNN + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS 580 Wolcott Street

CITY, STATE Waterbury, CT 06705

BUILDING INFO		MECHANICAL EQUIP.	
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
		OTHER	
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	TAXES	
		Assessment	
UTILITIES		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas/Oil	Gas	Lease	\$5,000.00/mo + NNN + Utilities
Electrical	Eversource		



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