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# 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  
Possible Drive-Thru for a Bank  
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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