

**FOR SALE**

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***175 -179 Main Street  
Watertown, CT 06795***

**5,031 +/- S/F Office/Retail  
Built 1872**

**Multiple Offices, Updated Kitchen & 3 Baths  
High Visibility on Main Street**

**Asking \$400,000.00**

# PROPERTY DATA FORM

PROPERTY ADDRESS		175-179 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,031 +/-	Air Conditioning	Mini Splits
Number of floors	2	Sprinkler / Type	
Avail S/F	5,031 +/-	Type of Heat	FHA-Gas
Ext. Construction	Vinyl Siding	OTHER	
Ceiling Height	8'	Acres	.18
Roof	Asphalt	Zoning	R10
Date Built	1872	Parking	Ample
		State Route / Distance To...	Route 8/
		TAXES	
		Assessment	\$232,330.00
		Appraisal	\$331,900.00
		Mill Rate	36.84
		Taxes	\$8,559.04
		TERMS	
		Sale	\$400,000.00
UTILITIES		Tenant/Buyer to Verify	
Sewer	City		
Water	City		
Gas	EverSource		
Electrical			



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