

## FOR SALE

## **CONTACT: Brook Ladrigan**

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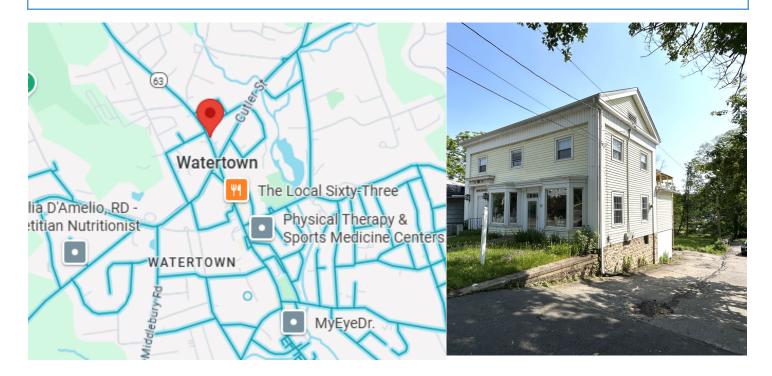
175 -179 Main Street Watertown, CT 06795

5,031 +/- S/F Office/Retail Built 1872 Multiple Offices, Updated Kitchen & 3 Baths High Visibility on Main Street

Asking \$400,000.00

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

PROPERTY ADDRESS	175-179 M	ain 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
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$331,900.00
Sewer	City	Mill Rate	36.84
Water	City	Taxes	\$8,559.04
Gas	EverSource	TERMS	
Electrical		Sale	\$400,000.00



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