

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**1071 Main Street
Watertown, CT 06795**

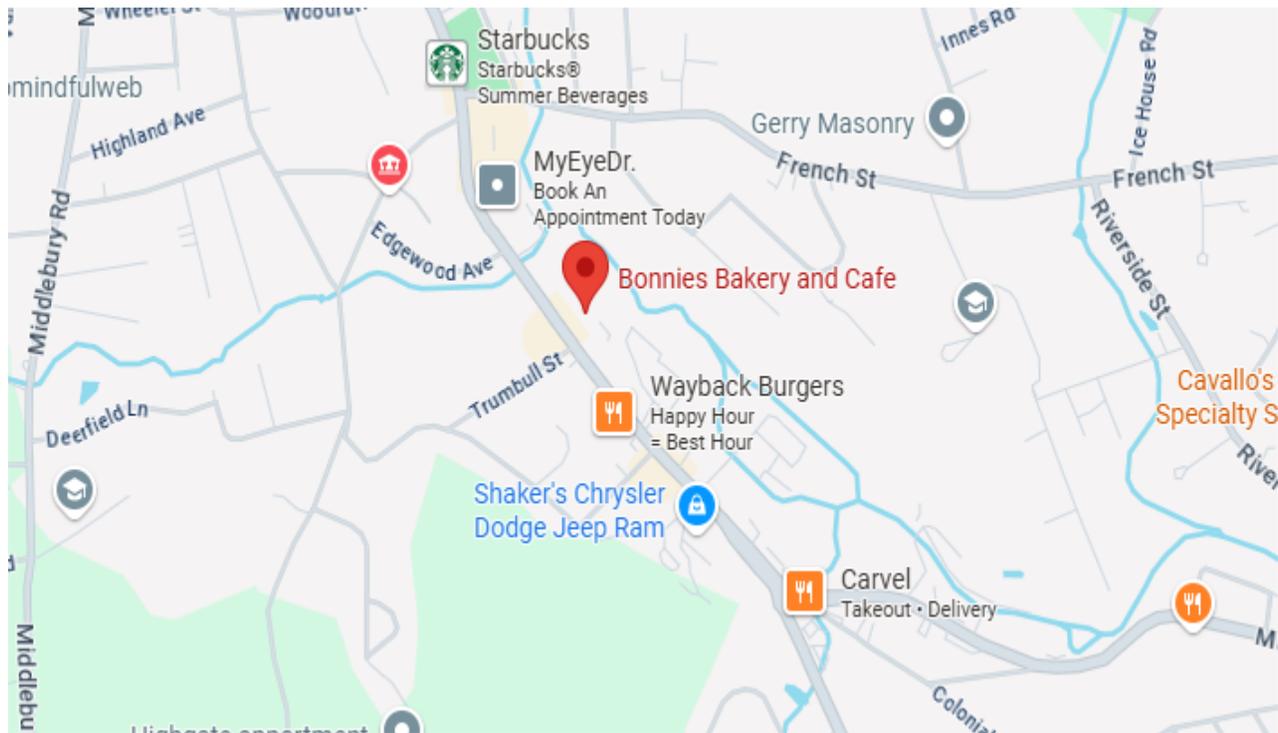
**2,200 +/- S/F Restaurant Space
Previous Bakery - Turnkey, Ready to Go
Hood System, Stoves, Refrigeration, Sinks, Etc.
Includes Tables, Chairs & Counters
Highly Visible Location on Busy Route 63
Lease Price \$3,300 Per Month + Utilities**



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 DATA FORM

PROPERTY ADDRESS		1071 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,500 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	No
Avail S/F	2,200 +/-	Type of Heat	Oil
Ceiling Height	9'		
Roof	Gable	OTHER	
Ext. Construction	Siding/ Stone	Zoning	BG
Date Built	1974	Parking	Ample
		State Route / Distance To...	Route 8 2miles
UTILITIES		TERMS	
Sewer	City	Lease	\$3,300.00/mo + utilities
Water	City		
Gas	Yankee Gas		
Electrical	200 Amps		



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