

FOR LEASE



**20 East Main Street
Unit 1
Waterbury, CT 06702**

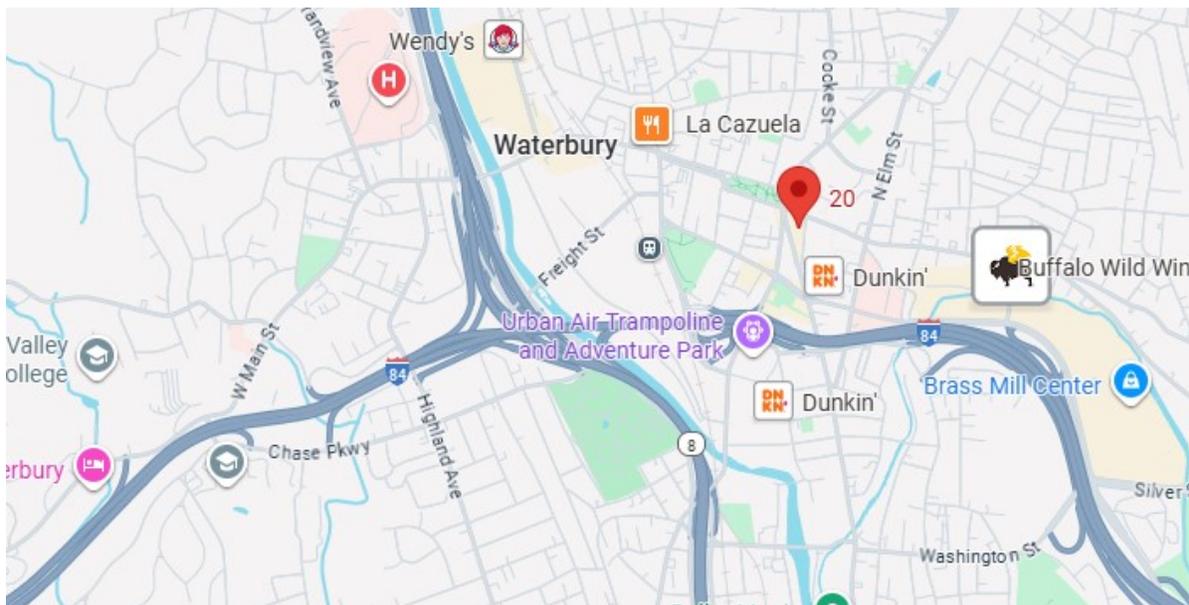
**Prominent Downtown Retail Location
in the Heart of Waterbury
11,983 +/- S/F Available**

**Ideal for Supermarket, Discount Retailer, Dollar Store,
Convenience or General Retail
Steps from UCONN Waterbury, The Waterbury Green,
Palace Theatre & Major City Offices
with easy Access to Public Transportation
For Lease Asking \$12 + NNN**



PROPERTY DATA FORM

PROPERTY ADDRESS		20 East Main Street, Unit 1	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,983 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	No
Available S/F	11,983 +/-	Type of Heat	FHA
		OTHER	
		Zoning	CBD
		Parking	Street
Int. Construction	Sheet Rock	State Route / Distance To...	Route 8 < .5 miles
Ext construction	Concrete Block	TAXES	
Ceiling Height	10'	Assessment	
Roof	Flat	Appraised	
Date Built	1931/Renovated 2017	Mill Rate	
UTILITIES		Taxes	\$42,836.70
Sewer	City	Terms	
Water	City	Lease	\$12 + NNN
Gas/Oil	Gas	Nets Approx. \$4.25	
Electrical			



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.

Godin Property Brokers LLC

★★★★★ Commercial / Industrial

