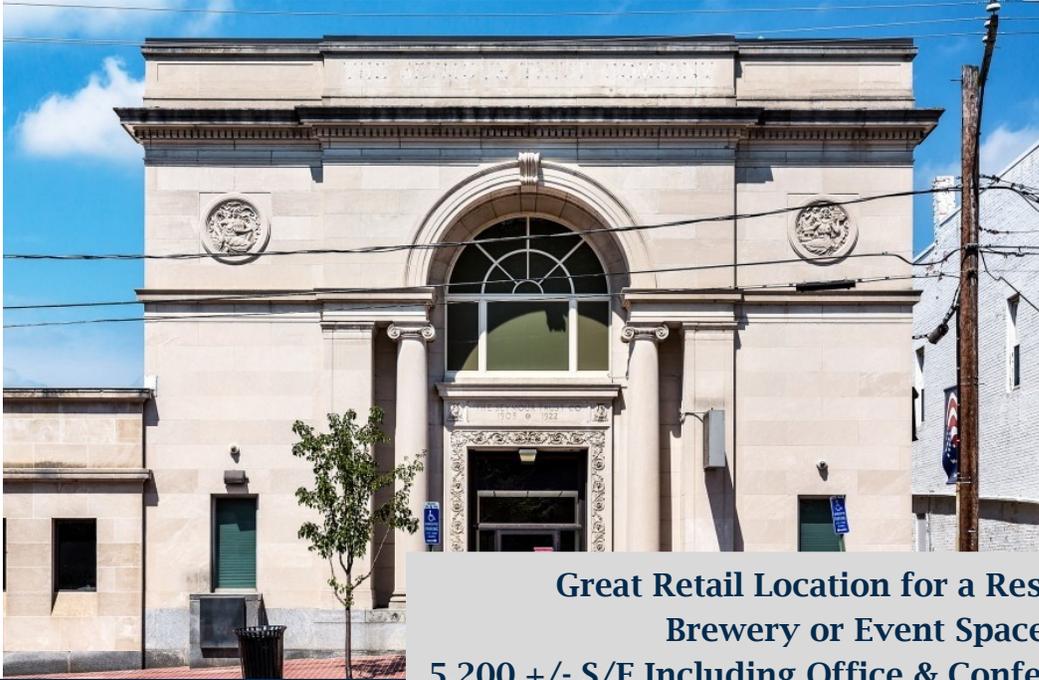


# FOR LEASE

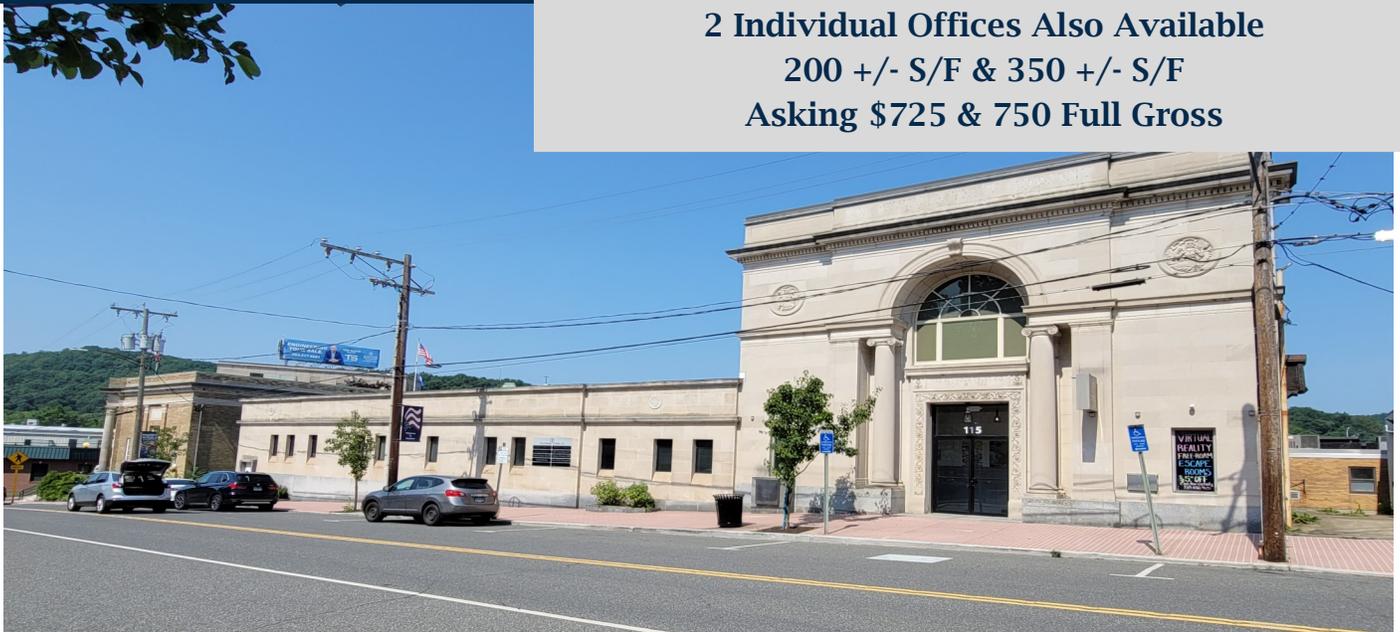


**115 / 124 Main Street  
20 1st Street  
Seymour, CT 06483**

**Great Retail Location for a Restaurant,  
Brewery or Event Space  
5,200 +/- S/F Including Office & Conference Room on  
Second Floor**

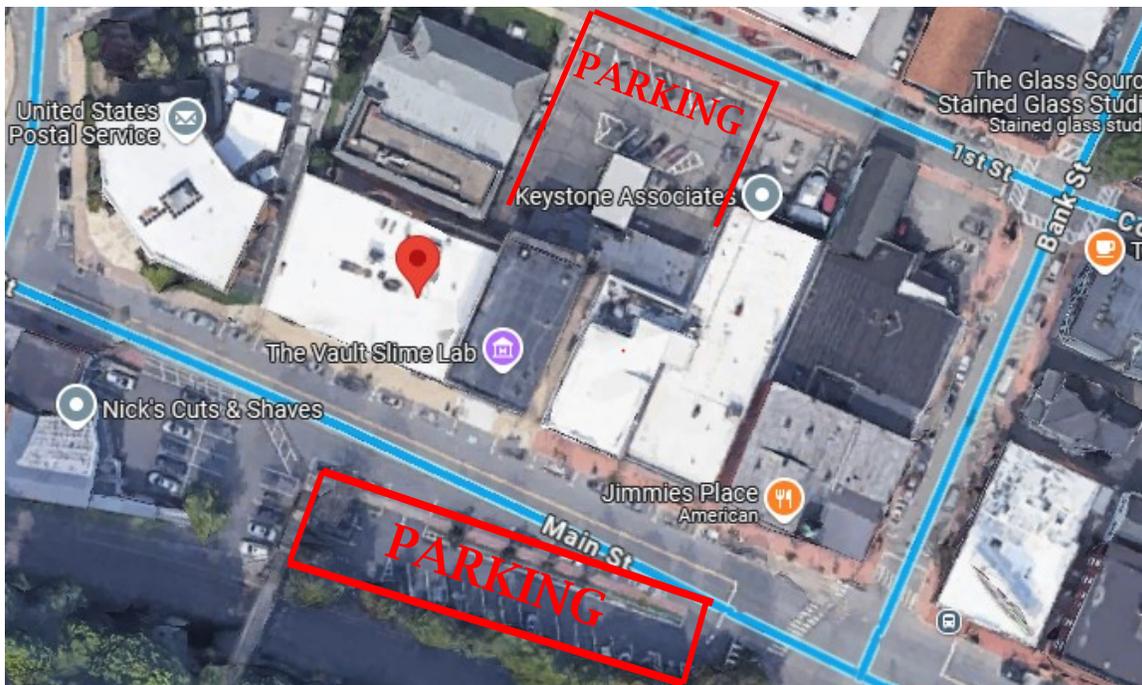
**High Vaulted Ceilings with a Unique Layout  
Rare Downtown Parking in Front & Back  
\$14 PSF Gross + Utilities**

**2 Individual Offices Also Available  
200 +/- S/F & 350 +/- S/F  
Asking \$725 & 750 Full Gross**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		115 / 124 Main Street / 20 1st Street	
<b>CITY, STATE</b>		Seymour, CT 06483	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	12,980	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes Wet
Avail S/F	5,200 +/-	Type of Heat	Forced Hot Air
Ext. Construction	Masonry / Steel Frame	<b>OTHER</b>	
Ceiling Height	Vaulted 20" +	Acres	.80
Roof	Flat Membrane	Zoning	CBD1
Date Built	1922 / Addition 1980's	Parking	21+ Dedicated
Drive in Doors	Loading dock	State Route / Distance To...	Route 8 - 4/10 mile
Basement	5,000 +/-	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$867,230.00
Sewer	City	Appraisal	\$1,238,900.00
Water	City	Mill Rate	34.71
Gas	EverSource	Taxes	\$30,101.58
Electrical		<b>TERMS</b>	
		Lease	\$14 PSF Gross + Utilities
		Individual Offices	\$725 & \$750 Full Gross



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.

**350 +/- S/F**  
**\$750/mo Includes Utilities**



**200 +/- S/F**  
**\$725/mo Includes Utilities**



**REAR PARKING**



**FRONT PARKING**



