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FOR LEASE



**571 Wolcott Street
Waterbury, CT 06705**

**1,100 +/- S/F Professional 1st Floor Office Space
Ideal for Medical/Professional Uses (Former Dental Office)
Excellent Visibility & Accessibility - Rear Parking Lot
Lease Rate \$1,900.00 + Utilities
(Includes Heat & Hot Water)**



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		571 Wolcott Street	
CITY, STATE		Waterbury, CT 06705	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,266 +/-	Air Conditioning	C/A
Number of floors	2	Sprinkler / Type	
Avail S/F	1,100 +/-	Type of Heat	Oil / HVAC
Office space	1,100 +/-	OTHER	
		Acres	.65
		Zoning	CA
Ext. Construction		Parking	Rear Parking Lot
Ceiling Height	8'	State Route / Distance To...	
Date Built	1976	TAXES	
UTILITIES		Assessment	
Sewer	City	Mill Rate	55.50
Water	City	Taxes	
Gas/Oil	Oil	TERMS	
Electrical		Lease	\$1,900 /mo + Utilities Inc. Heat & Hot Water



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