

# FOR LEASE



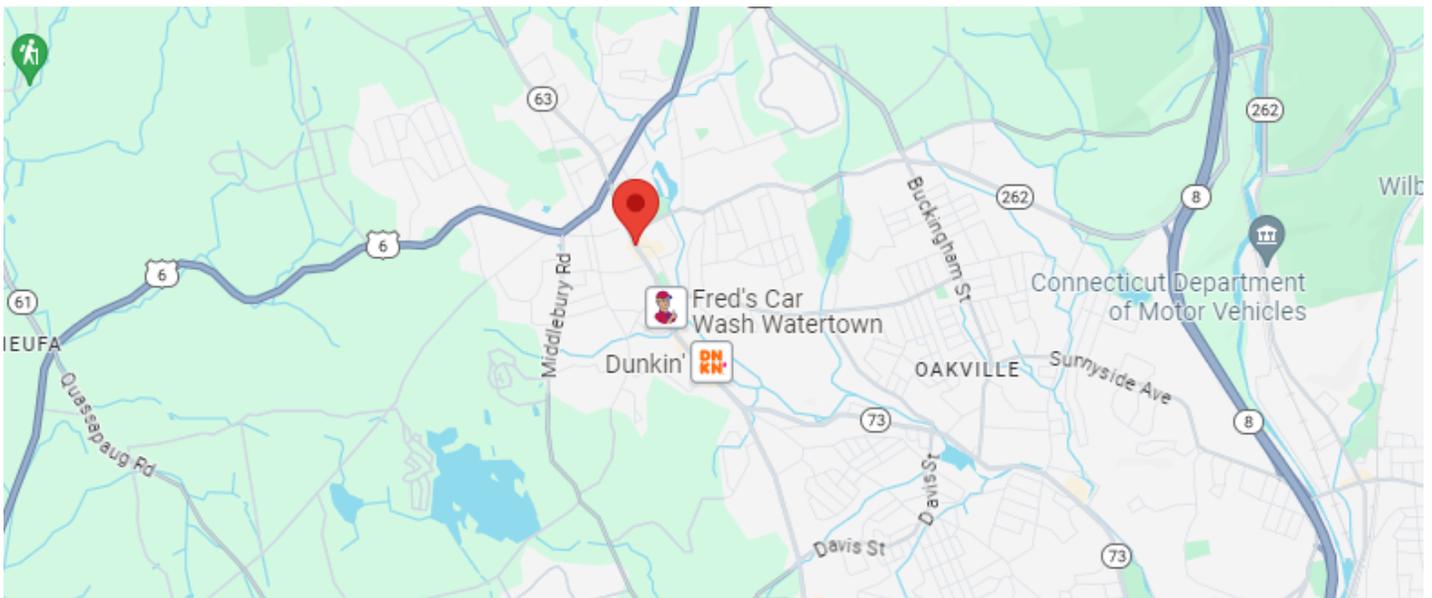
**619-621 Main Street  
Watertown, CT 06795**

**Retail & Office Space Available**  
**Prime Location on Busy Main Street**  
**1st Floor - Retail Space - 1,250 +/- S/F**  
**\$1,500.00 Monthly**  
**2nd Floor - Office Suite - 1,500 +/- S/F**  
**\$1,350.00 Monthly**  
**Excellent Visibility with Steady Traffic**  
**Ideal for Retail, Service, or Professional Office Use**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		619-621 Main St.	
<b>CITY, STATE</b>		Watertown, CT 06795	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	5,600	Air Conditioning	Central & Window
Floors	2	Sprinkler / Type	
Avail S/F	2,750 +/-	Type of Heat	Oil / Forced Air
Ceiling Height	10'	<b>OTHER</b>	
Roof	Flat Tar & Gravel	Zoning	BC
Ext. Construction	Brick	Parking	Street & Municipal Lot
Date Built	1935	State Route / Distance To...	
		<b>TAXES</b>	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes (new tax rate)	
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	1st Floor	\$1,500 Plus Utilities
Water	City	2nd Floor	\$1,350 Plus Utilities (Incl. Heat & Hot Water)
Gas	N/A		
Electrical	100 amp		



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**2nd Floor Office**  
**4 Offices, Reception & Kitchenette Area, Plus a Private Restroom**

