

FOR SALE/LEASE



**1020 Echo Lake Rd
Watertown CT 06795**

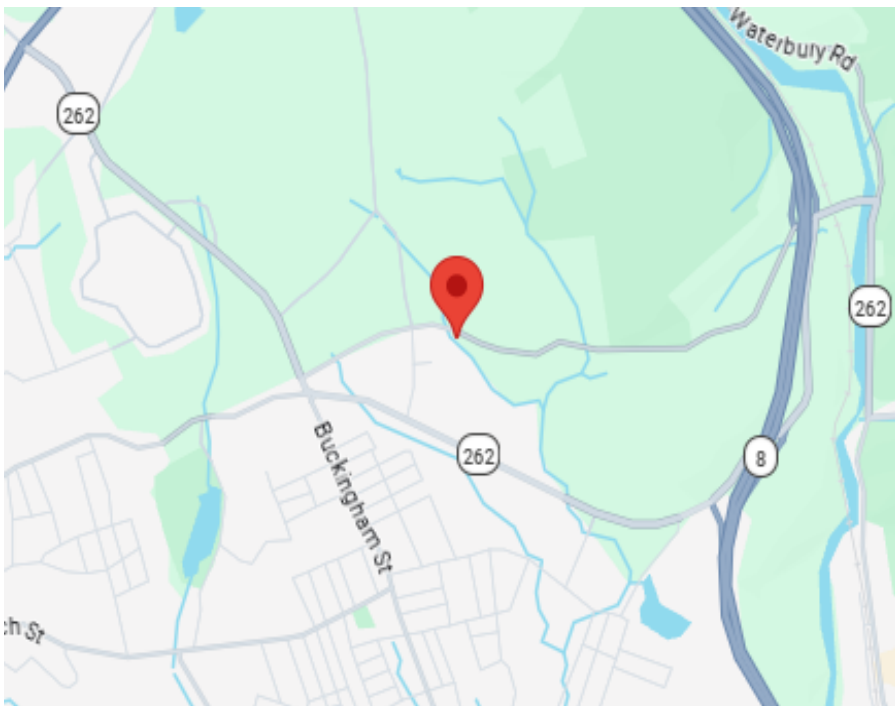
**Stand-Alone Office Building on 2.4 Acres
Ideal Site for New Industrial Building
Clean, Professional Office Space with Rustic Charm
Convenient Access to RT 8 - Oversized Parking Area
12x18 Storage Shed (Power & Climate Controlled)
Rear Garage with Basement Storage
Lease Price: \$3,500.00 Monthly + Utilities
Offered at \$550,000.00**



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

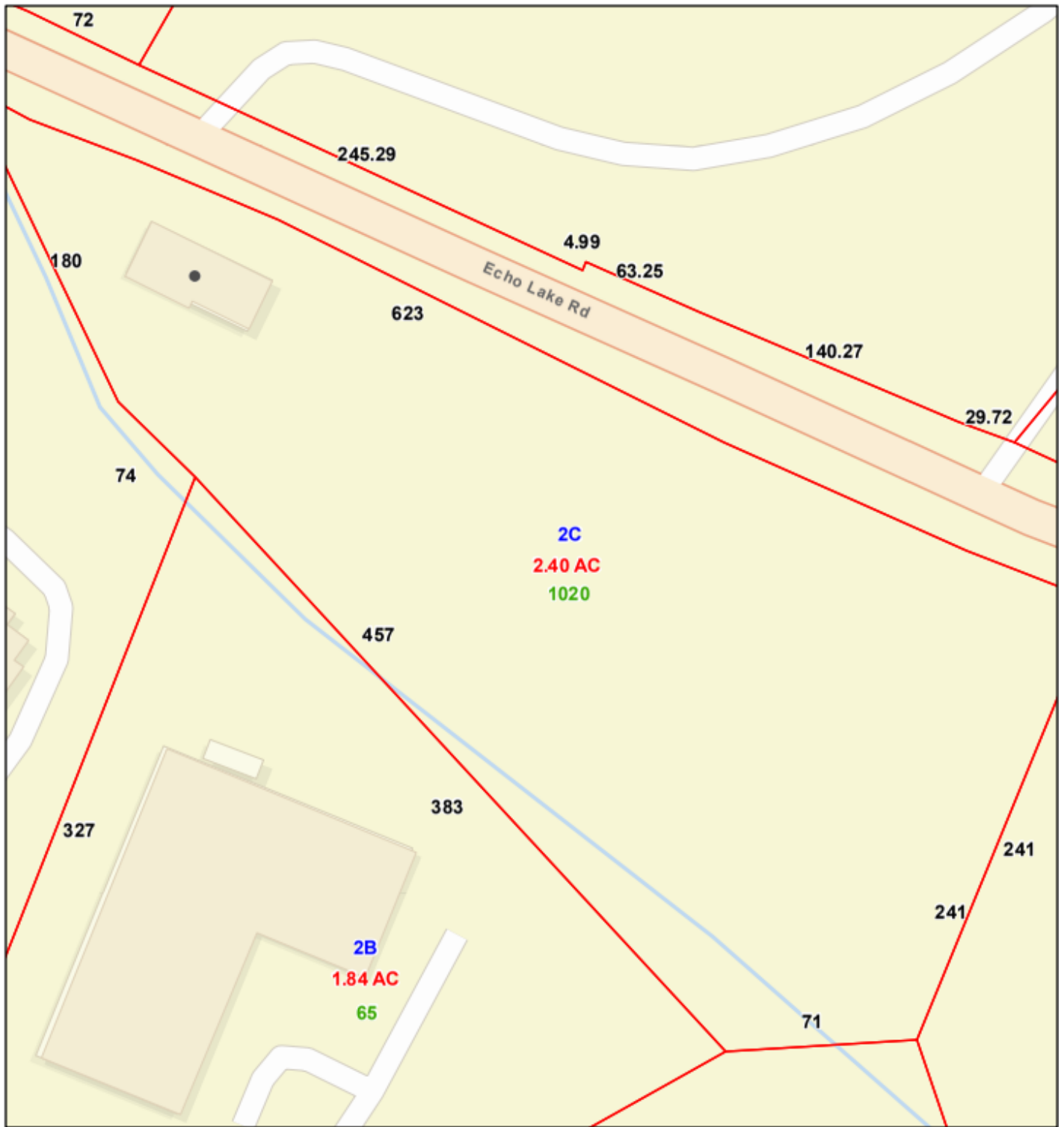
PROPERTY ADDRESS		1020 Echo Lake Rd	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,036 +/-	Air Conditioning	Central
Number of floors	1 + Basement	Sprinkler / Type	No
Avail S/F	2,036 +/-	Type of Heat	F/A
Total/Avail Drive-in	Rear Garage	OTHER	
Ext. Construction	Wood - Vinyl	Acres	2.4
Ceiling Height	8'	Zoning	IR8
Roof	Gable - New	Parking	Ample
Date Built	1958	State Route / Distance To...	>1mi to RT 8
UTILITIES		TAXES	
Sewer	Septic	Appraised	\$283,700
Water	City	Assessed	\$198,590
Gas	Oil	Mill Rate	30.04
Electrical	100 Amps	Taxes	\$5,965.64
		TERMS	
		Lease	\$3,500/mo + Utilities
		Sale	\$550,000.00



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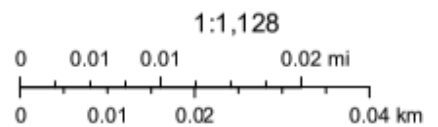






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- Parcel Polygons
- Buildings



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community