

# FOR LEASE



*26 Falls Ave  
Waterbury, CT 06708*



**2,100 +/- S/F**  
**Office / Retail Studio Space**  
**Great Location!!**  
**Watertown/ Waterbury Line**  
**Last Used as a Dance Studio**  
**Possibilities are Endless**  
**Additional Office & Waiting Area**  
**Lease Rate: \$12 PSF Gross + Utilities**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		26 Falls Ave	
<b>CITY, STATE</b>		Waterbury, CT 06708	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	2,100	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	2,100	Type of Heat	Hot Air Forced
Ext. Construction	Brick		
Roof	Asphalt Shingle		
Date Built	1980		
<b>UTILITIES</b>		<b>OTHER</b>	
Sewer	City	Zoning	Mixed Res. Comm.
Water	City	Parking	Ample
Gas	EverSource	State Route	On Rte. 67
		<b>TERMS</b>	
		Lease Rate	\$2,100.00 Gross + Utilities



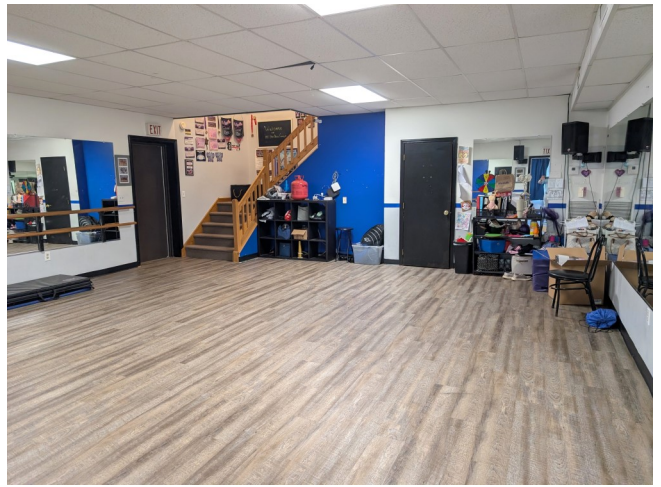
All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



**Foyer/Lobby**



**1st Floor Office**



**1st Floor**

**2nd Floor**

