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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR LEASE



**1297 Main Street
Watertown, CT 06795**

**Location - Location - Location!!
960 +/- S/F Retail/Office Building
Historic Charming Space
Two Offices - Reception & Kitchen Area
Excellent Visibility at Street Light
Lease: \$1,950 Monthly + Utilities
Available Summer 2026**



PROPERTY DATA FORM

PROPERTY ADDRESS		1297 Main Street	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	960 +/-	Air Conditioning	Central
Number of Floors	1	Sprinkler / Type	No
Avail S/F	960 +/-	Type of Heat	Gas -FHA
Office Space	960 +/-	OTHER	
Interior Construction		Zoning	BG
Ext. Construction	wood/vinyl	Parking	Ample
Ceiling Height	8'	Acres	.86
Roof	Gable 2017	TAXES	
Date Built	1900	Assessment	
UTILITIES		Mill Rate	
Sewer	Sewer	Appraisal	
Water	Well	Taxes	
Gas/Oil	Gas	TERMS	
Electrical	100 Amps	Lease rate	\$1,950/mo + 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.

Godin Property Brokers LLC

★★★★★ Commercial / Industrial



GENERAL NOTES

1. TOTAL AREA OF PROPERTY IS 21,144 SQUARE FEET OR 0.4831 ACRES.
2. CONVEY TO OTHERS OF THE PROPERTY TO BE:
 - a. 200' WIDE FRONT YARD SETBACK
 - b. 50' SIDE SETBACK
 - c. 10' REAR SETBACK
3. 200' MAIN STREET FRONTYARD, CONCRETE SOLE 7" MIN. 30% SLOPE SIDEWALK.
4. EXISTING AND PROPOSED DRIVEWAYS TO BE CONVEYED TO THE STATE OF CONNECTICUT.
5. ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS, FIELD SURVEY, AND OTHER AVAILABLE INFORMATION.
6. THE PROPOSED CONSTRUCTION OF ANY REQUIRED DESIGN CHANGES SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
7. THIS PLAN IS NOT CONSIDERED TO BE AN OFFER AND IS INTENDED ONLY FOR THE PURPOSE OF CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
8. THE CONSTRUCTION OF ANY REQUIRED DESIGN CHANGES SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
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SEDIMENTATION AND EROSION CONTROL MAINTENANCE

THE PROPOSED CONSTRUCTION OF ANY REQUIRED DESIGN CHANGES SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE PROPOSED CONSTRUCTION OF ANY REQUIRED DESIGN CHANGES SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE PROPOSED CONSTRUCTION OF ANY REQUIRED DESIGN CHANGES SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.

SOIL EROSION CONTROL NARRATIVE

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CONSTRUCTION SEQUENCE

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LEGEND

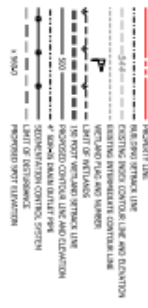
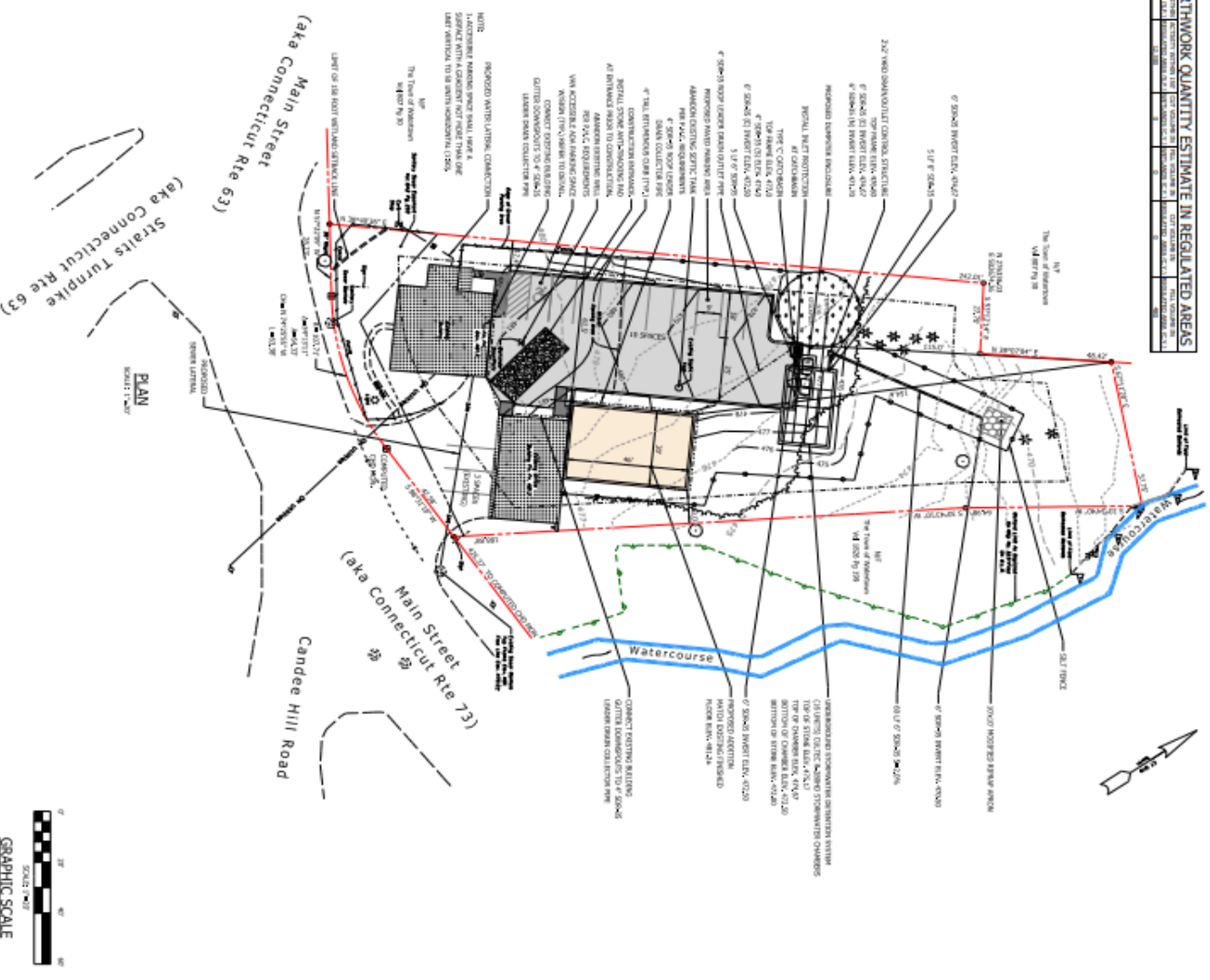


TABLE OF EARTHWORK QUANTITY ESTIMATE IN REGULATED AREAS

ITEM	DESCRIPTION	QUANTITY	UNIT
1	Excavation	100	cu yd
2	Fill	200	cu yd
3	Gravel	500	cu yd
4	Asphalt	1000	sq yd
5	Concrete	500	cu yd
6	Reinforcing Steel	1000	lbs
7	Formwork	1000	sq ft
8	Drainage	100	sq ft
9	Retaining Wall	100	sq ft
10	Foundation	100	sq ft
11	Roofing	1000	sq ft
12	Interior Finishes	1000	sq ft
13	Exterior Finishes	1000	sq ft
14	Landscaping	1000	sq ft
15	Site Preparation	1000	sq ft
16	Site Restoration	1000	sq ft
17	Site Maintenance	1000	sq ft
18	Site Security	1000	sq ft
19	Site Safety	1000	sq ft
20	Site Health	1000	sq ft
21	Site Environment	1000	sq ft
22	Site Quality	1000	sq ft
23	Site Value	1000	sq ft
24	Site Use	1000	sq ft
25	Site Access	1000	sq ft
26	Site Egress	1000	sq ft
27	Site Circulation	1000	sq ft
28	Site Connectivity	1000	sq ft
29	Site Integration	1000	sq ft
30	Site Synergy	1000	sq ft
31	Site Harmony	1000	sq ft
32	Site Balance	1000	sq ft
33	Site Proportion	1000	sq ft
34	Site Rhythm	1000	sq ft
35	Site Contrast	1000	sq ft
36	Site Emphasis	1000	sq ft
37	Site Hierarchy	1000	sq ft
38	Site Structure	1000	sq ft
39	Site Organization	1000	sq ft
40	Site Management	1000	sq ft
41	Site Administration	1000	sq ft
42	Site Operations	1000	sq ft
43	Site Maintenance	1000	sq ft
44	Site Security	1000	sq ft
45	Site Safety	1000	sq ft
46	Site Health	1000	sq ft
47	Site Environment	1000	sq ft
48	Site Quality	1000	sq ft
49	Site Value	1000	sq ft
50	Site Use	1000	sq ft
51	Site Access	1000	sq ft
52	Site Egress	1000	sq ft
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91	Site Organization	1000	sq ft
92	Site Management	1000	sq ft
93	Site Administration	1000	sq ft
94	Site Operations	1000	sq ft
95	Site Maintenance	1000	sq ft
96	Site Security	1000	sq ft
97	Site Safety	1000	sq ft
98	Site Health	1000	sq ft
99	Site Environment	1000	sq ft
100	Site Quality	1000	sq ft



REVIEW COPY 3/13/2026

ZONING TABLE

PROPERTY ADDRESS	ZONING DISTRICT	PERMITTED USES	RESTRICTIONS
100 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
101 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
102 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
103 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
104 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
105 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
106 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
107 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
108 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
109 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
110 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
111 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
112 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
113 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
114 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
115 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
116 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
117 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
118 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
119 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height
120 Main Street	R-1	Single-Family Detached	Max 1.5 stories, Max 35' height

SITE PLAN FOR BUILDING ADDITION

PROJECT LOCATION: 100 MAIN STREET, WATERBURY, CT 06705

PREPARED BY: WOLFF ENGINEERING, 100 MAIN STREET, WATERBURY, CT 06705

DATE: 2/18/2025

DESIGNED BY: S.J.M.

CHECKED BY: S.J.M.

SCALE: 1" = 20'

PROJECT NO: 2025-001

NOT DATE: 2/18/2025