

FOR LEASE



**771 Lakewood Road
Waterbury, CT 06704**

**28,772 +/- S/F Commercial Opportunity
Highly Visible Waterbury Location
Prime Adaptive Reuse Opportunity
Retail, Sports, Recreational Uses & More
Can Demise to 5,000 +/- S/F**

Leasing from \$10 NNN

PROPERTY DATA FORM

PROPERTY ADDRESS	771 Lakewood Rd
CITY, STATE	Waterbury, CT 06704

BUILDING INFO	Retail / Warehouse	MECHANICAL EQUIP.	Retail / Warehouse
Total S/F	28,772 +/- / 3,900 +/-	Air Conditioning	Central Air
Number of floors	1 / 1	Sprinkler / Type	Wet
Avail S/F	28,772 +/- / 3,900 +/-	772 +/-	FHA
Will Subdivide to	5,000 +/- / ----	OTHER	
		Acres	2.28
		Zoning	CA
Ext. Construction	Concrete Block - Metal	Parking	Plenty on Site
Ceiling Height	16'-19'	State Route / Distance To...	
Roof	Flat-Metal	TAXES	
Date Built	1989	Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	EverSource	TERMS	
Electrical		Lease from	\$10 NNN



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.

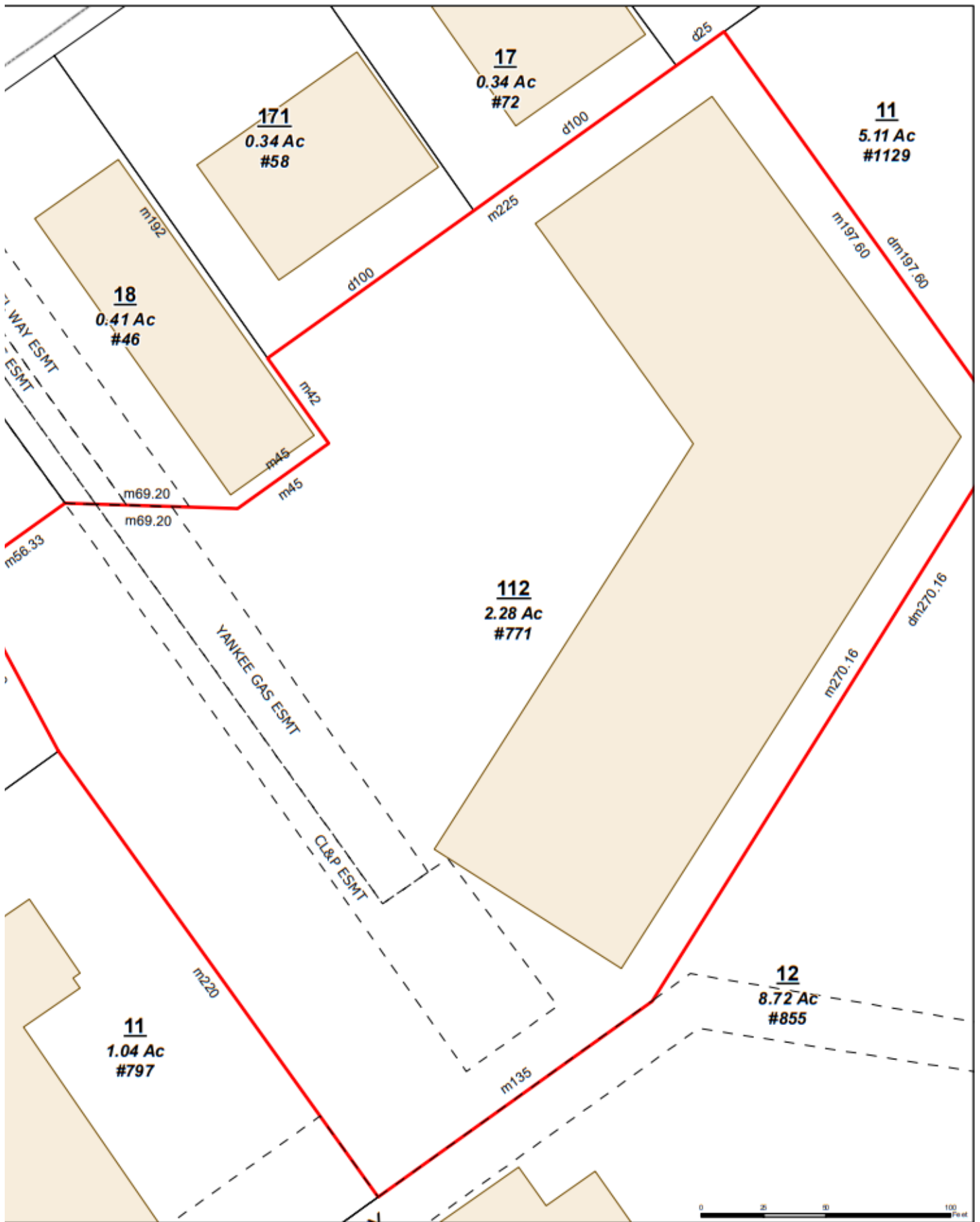


28,772 +/- S/F Retail Space

**3,900 +/- S/F Warehouse Space
16'-19' Ceilings
12' x 8' Drive in Door**







City of Waterbury
Public Works Department

MBL: **0186-0831-0112**

ADDRESS: **771 LAKEWOOD RD**

This map is for informational purposes only and has not been prepared for, or suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. The City of Waterbury makes no warranties, express or implied, as to the use of the information obtained herein.

