

FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



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

**Retail & Office Space Available
Prime Location on Busy Main Street
Excellent Visibility with Steady Traffic**

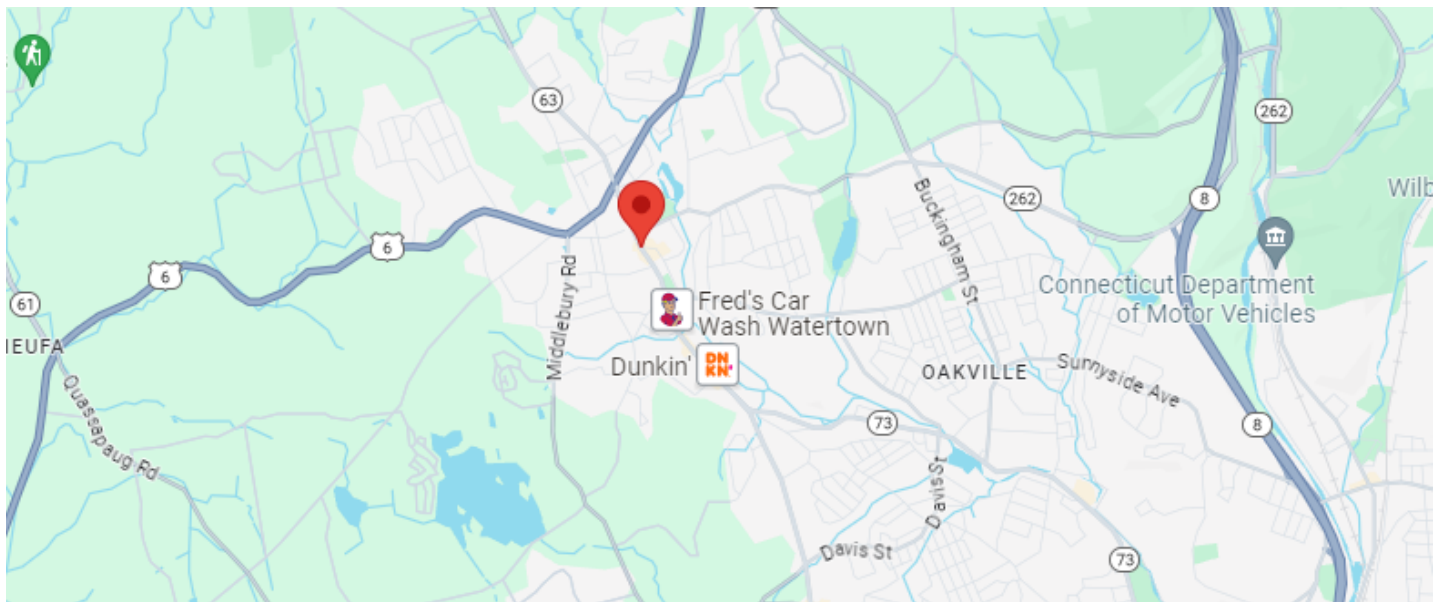
1st Floor - 1,250 +/- S/F - \$1,900.00 Monthly

**2nd Floor - 500 +/- S/F - \$550.00 Monthly
(Includes Utilities)**



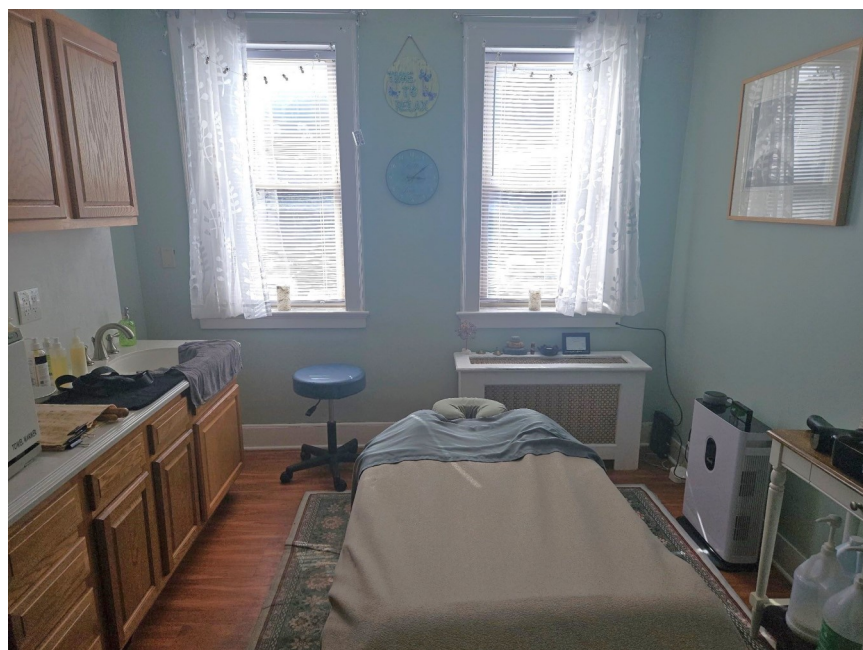
PROPERTY DATA FORM

PROPERTY ADDRESS		619-621 Main St.	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,600	Air Conditioning	Central & Window
Floors	2	Sprinkler / Type	
Avail S/F	1,750 +/-	Type of Heat	Oil / Possible Gas
Ceiling Height	10'	OTHER	
Roof	Flat Tar & Gravel	Zoning	BC
Ext. Construction	Brick	Parking	Street & Municipal Lot
Date Built	1935	State Route / Distance To...	
		TAXES	
		Assessment	
		Appraisal	
		Mill Rate	
		Taxes (new tax rate)	
UTILITIES		TERMS	
Sewer	City	1st Floor Retail	\$1,900.00/mo Plus Utilities
Water	City	2nd Floor Office	\$550/mo Utilities Included
Gas/Oil	Oil / Possible Gas		
Electrical	100 amp		



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2nd Floor - Office Space - 500 S/F +/-



1st Floor - Retail Space - 1,250 +/- S/F

