

FOR LEASE

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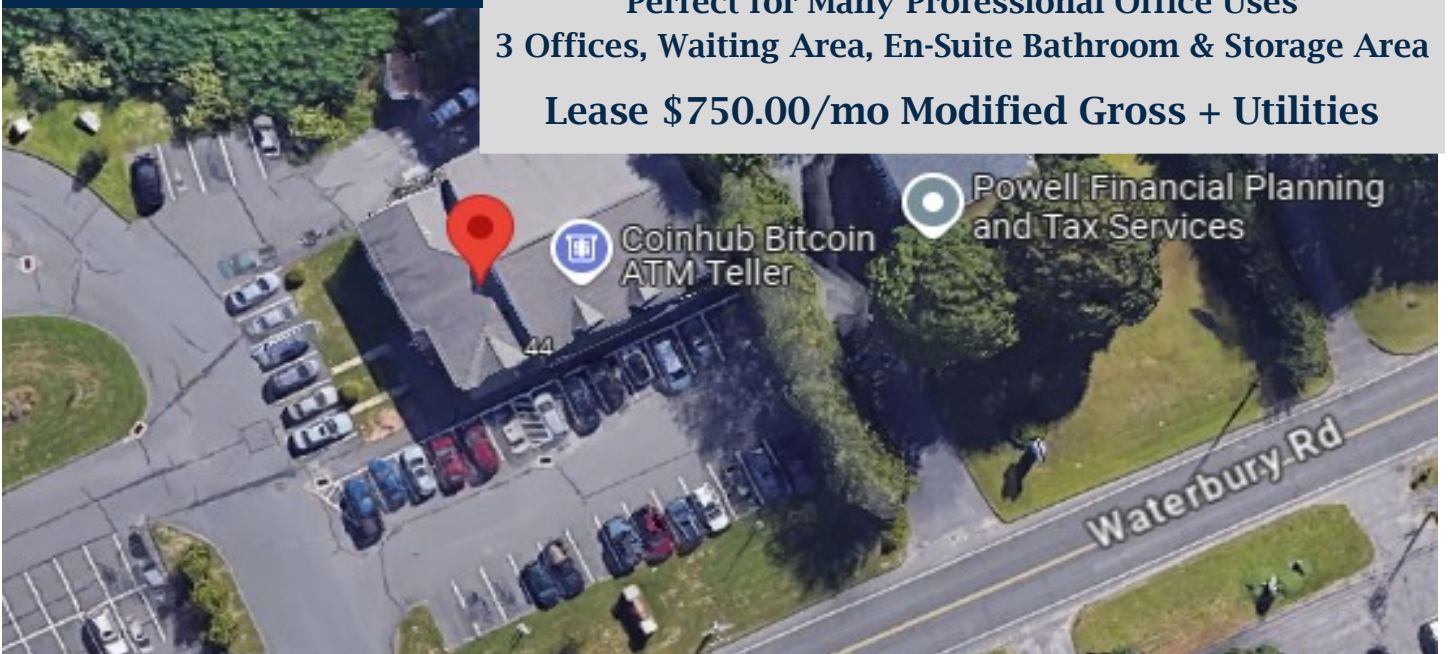
www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100



**44 Waterbury Rd
Prospect, CT 06712**

900 +/- S/F 2nd Floor Office Space
Located in a High Visibility Neighborhood Plaza Along
Heavily Traveled RT 69
Ample On-Site Parking with Great Signage Opportunity
Perfect for Many Professional Office Uses
3 Offices, Waiting Area, En-Suite Bathroom & Storage Area
Lease \$750.00/mo Modified Gross + Utilities



PROPERTY DATA FORM

PROPERTY ADDRESS 44 Waterbury Rd

CITY, STATE Prospect, CT 06712

BUILDING INFO

Total S/F 10,266 +/-

Number of floors 2

Avail S/F 900 +/-

Roof Asphalt / Shingle

Ext. Construction Vertical Wood/Concrete Block

Ceiling Height 9'

Date Built 1958

UTILITIES Buyer/Tenant to Verify

Sewer Septic

Water City

Gas Propane

Electrical

MECHANICAL EQUIP.

Air Conditioning Central

Sprinkler / Type

Type of Heat Forced Hot Air

OTHER

Acres 1.94

Zoning B- Retail

Parking Plenty on Site

State Route/Distance To.. I-84 miles

TAXES

Assessment

Appraisal

Mill Rate

Taxes

TERMS

Lease \$750 Mod Gross + Utilities

(% of Snow Plow)



