

FOR LEASE



**20 East Main Street
Unit 1
Waterbury, CT 06702**

**Prominent Downtown Retail Location
in the Heart of Waterbury**

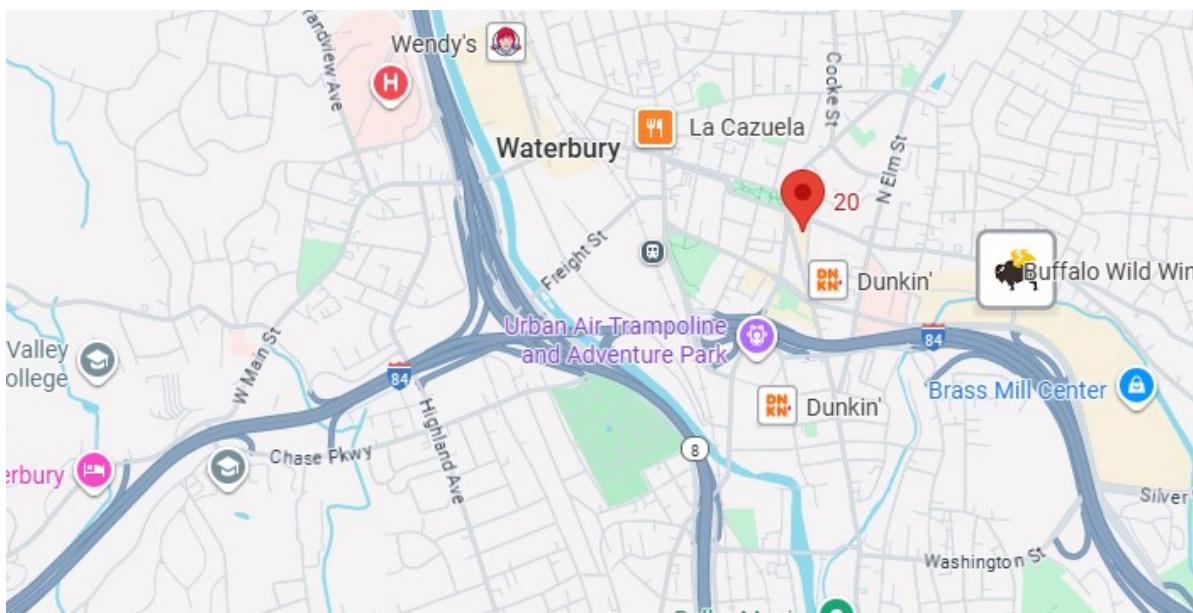
**Ideal for Supermarket, Discount Retailer, Dollar Store,
Convenience or General Retail
Steps from UCONN Waterbury, The Waterbury Green,
Palace Theatre & Major City Offices
with easy Access to Public Transportation
For Lease Asking \$12 + NNN**



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.

PROPERTY DATA FORM

PROPERTY ADDRESS		20 East Main Street, Unit 1	
CITY, STATE		Waterbury, CT 06702	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	11,983 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	No
Available S/F	11,983 +/-	Type of Heat	FHA
OTHER			
Int. Construction	Sheet Rock	Zoning	CBD
Ext construction	Concrete Block	Parking	Street
Ceiling Height	10'	State Route / Distance To...	Route 8 < .5 miles
Roof	Flat	Assessment	
Date Built	1931/Renovated 2017	Appraised	
UTILITIES		Mill Rate	
Sewer	City	Taxes	\$42,836.70
Water	City	Lease	\$12 + NNN
Gas/Oil	Gas	Nets Approx. \$4.25	
Electrical			
TAXES			
Terms			



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Godin Property Brokers LLC



Commercial / Industrial

