



**CONTACT: MICHAEL GRIEDER**  
E-mail: Mgrieder.gpb@gmail.com  
[www.GodinPropertyBrokers.com](http://www.GodinPropertyBrokers.com)  
Phone: 203-577-2277 Fax: 203-577-2100  
850 Straits Turnpike, Suite 204  
Middlebury, CT 06762



**101 Waterbury Road  
Prospect, CT 06712**

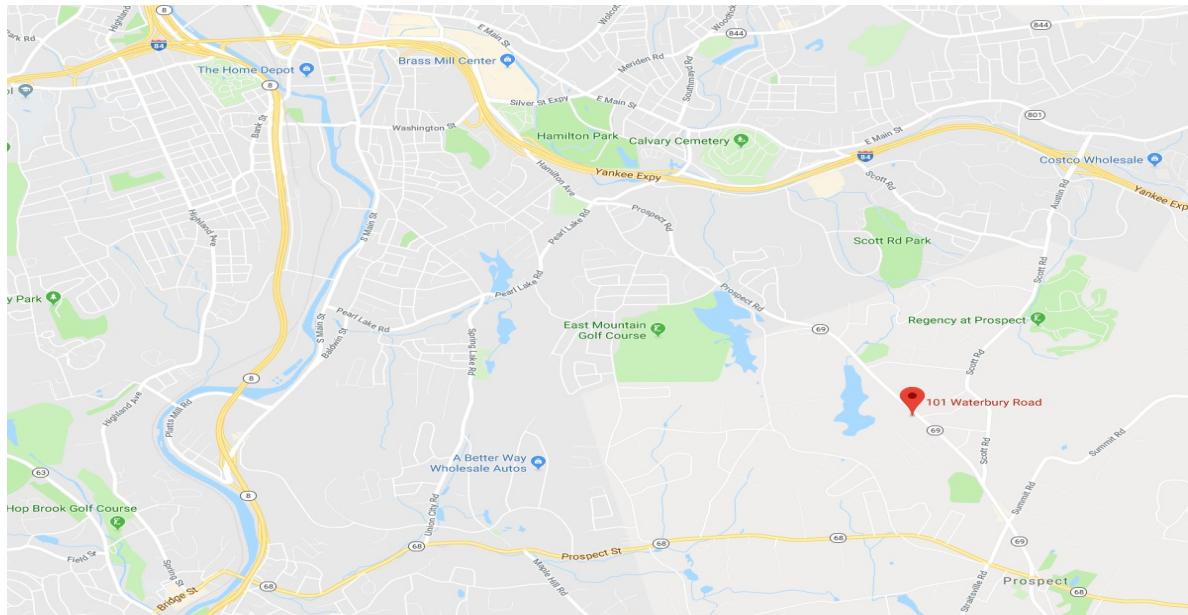
**1,600 +/- S/F Retail Space for Lease  
High Traffic Location with 259 S/F of Frontage  
Convenient to I-84 with Lots of Parking  
Asking \$2,250.00 Full Gross**



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		101 Waterbury Road	
CITY, STATE		Prospect, CT 06712	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,600 +/-	Air Conditioning	Yes
Number of Floors	1	Sprinkler / Type	
Available S/F	1,600 +/-	Type of Heat	FHA & Wood furnace
OTHER			
Ext. Construction	Wood Frame/Vinyl Siding	Acres	1.75
Available drive -in	1	Zoning	Retail / B
Ceiling Height	12'	Parking	Ample 13+
Roof	Asphalt	State Route / Distance To...	2 miles I-84
Date Built	1994	TAXES	
UTILITIES			
Sewer	Septic	Assessment	
Water	City	Appraisal	
Gas/Oil	Eversource	Mill Rate	
Electrical		Taxes	
TERMS		Lease	
		\$2,250.00 Full Gross	



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# Godin Property Brokers LLC

★★★★★ Commercial / Industrial

