

# FOR LEASE

**CONTACT: BRIAN GODIN or  
MICHAEL GRIEDER**  
E-mail: Bgodinpb@gmail.com  
Mgrieder.gpb@gmail.com  
www.GodinPropertyBrokers.com  
Phone: 203-577-2277 Fax: 203-577-2100



**1630 Watertown Ave  
Waterbury, CT 06708**

**Excellent Retail Opportunity  
8,500 +/- S/F Retail Space  
(Will Subdivide to 3,000 S/F Minimum)  
Located in Busy Steelbrook Plaza  
Great Visibility on Well-Traveled RTE 73  
Ample Parking  
Lease Price: \$10.75 PSF + NNN**



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# PROPERTY DATA FORM

PROPERTY ADDRESS	1630 Watertown Ave
CITY, STATE	Waterbury, CT 06708

## BUILDING INFO

Total S/F	42,500 +/-
Number of floors	1
Avail S/F	8,500 +/-
Subdivide to	3,000 +/-
Drive in Doors	N/A
Ext. Construction	Stucco
Ceiling Height	16'
Roof	Rubber
Date Built	1987

## MECHANICAL EQUIP.

Air Conditioning	Yes
Sprinkler / Type	
Type of Heat	Gas
OTHER	
Acres	6
Zoning	CA
Parking	Ample
State Route / Distance To...	

## TAXES

Assessment
Appraisal

## UTILITIES

Tenant/Buyer to Verify

Sewer	City
Water	City
Gas	EverSource
Electrical	200 amp

## TERMS

Lease	\$10.75 PSF + NNN
NNN	Est \$7.45 PSF





