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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/LEASE



**51 Depot Street
Suite 104
Watertown, CT 06795**

**1,360 +/- S/F Retail/Office Condominium
Highly Visible, Front-Facing Unit
Excellent Central Business District Location
Great Ownership or Investment Opportunity
Modern, Open Floor Plan with Flexible Layout
Lease: \$2,500.00/mo + Utilities
Offered at \$185,000.00**



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		51 Depot Street, Suite 104	
CITY, STATE		Watertown, CT 06795	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,360 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes - Wet
Avail S/F	1,800 +/-	Type of Heat	Gas - FHA
		OTHER	
		Zoning	B-C
		Parking	Ample
Ceiling Height	9'	State Route / Distance To...	RT 8 - 2mi/ I84 - 5mi
Roof	Shingled	TAXES	
Ext. Construction	Clapboard	Appraised	\$165,400.00
Date Built	1985	Assessment	\$115,780.00
UTILITIES		Mill Rate	30.04
Sewer	City	Taxes	\$3,478.00
Water	City	TERMS	
Gas/Oil	Gas	Sale	\$185,000.00
Electrical	200 Amps	Lease	\$2,500.00/mo + Utilities
		Condo Fees	\$414.25



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