

FOR LEASE



**101 Elizabeth Street
Derby, CT 06418**

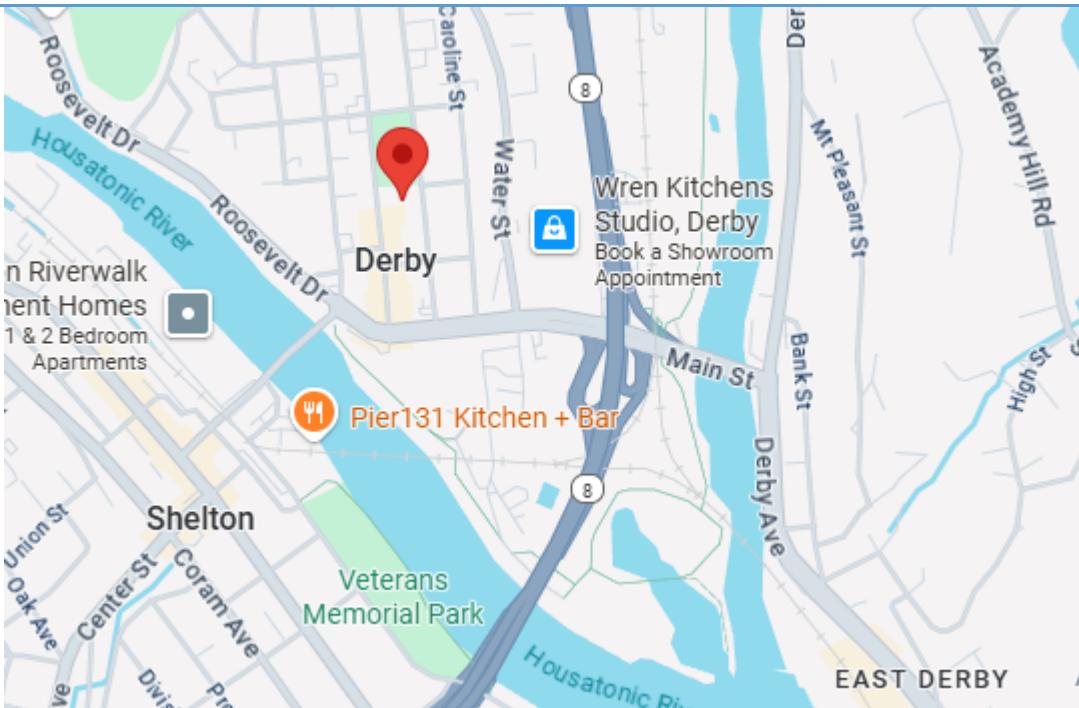
**Prime Retail Spaces for Lease
Central Downtown Location with Quick Access to RT 8
Private Lot with Plenty of Parking
Surrounded by Neighborhood Amenities
2 Units Available
Perfect for All Retail Uses
Lease Price from \$2,000 Gross + Utilities**



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 Elizabeth Street		
CITY, STATE	Derby, CT 06418		
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,115 +/-	Air Conditioning	100%
Number of Floors	2	Sprinkler / Type	
Available S/F	2,115 +/-	Type of Heat	Electric
Will Subdivide	Yes	OTHER	
Ext. Construction		Acres	
Ceiling Height		Zoning	CDD
Roof		Parking	Parking Lot
Date Built	1971	State Route / Distance To...	.5 mi to RT 8
TAXES			
Assessment			
Appraisal			
UTILITIES			
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas/Oil	Gas/Electric	TERMS	
Electrical		Lease	Unit L \$2,000.00 Gross + Utilities
			Units M & N \$3,100.00 Gross + Utilities



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Unit M-N: 1,315 +/- S/F
Larger Footprint
Ideal for Retail, Fitness or Specialty Service
\$3,100 Gross + Utilities



Unit L: 800 +/- S/F
Bright Interior with Flexible Use Potential
\$2,000 Gross + Utilities





**Elizabeth Street, Derby
Downtown**

