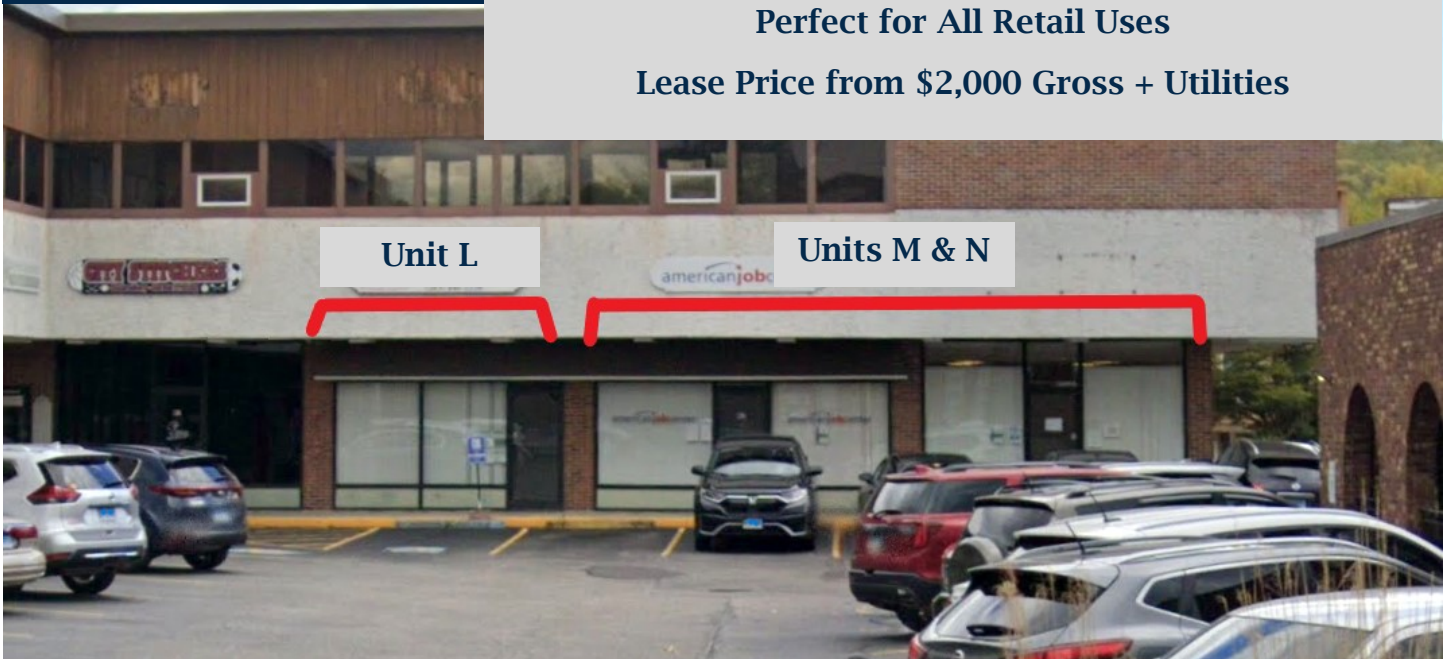


FOR LEASE



**101 Elizabeth Street
Derby, CT 06418**

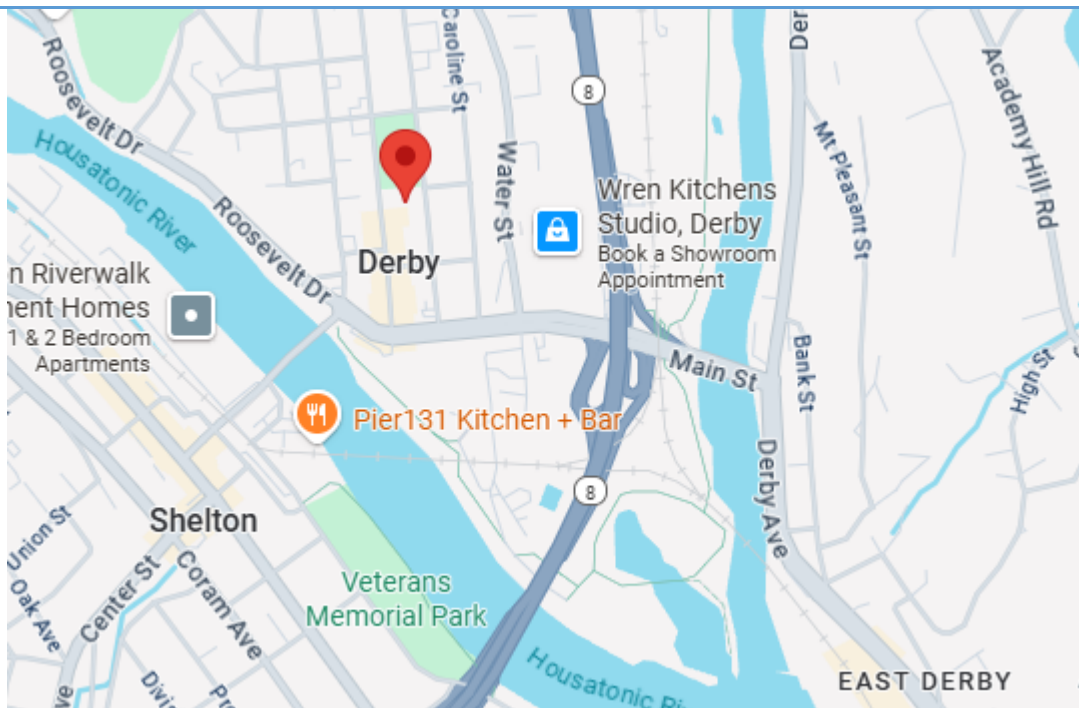
Prime Retail Spaces for Lease
Central Downtown Location with Quick Access to RT 8
Private Lot with Plenty of Parking
Surrounded by Neighborhood Amenities
2 Units Available
Perfect for All Retail Uses
Lease Price from \$2,000 Gross + Utilities



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	
		Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	City	Lease	Unit L \$2,000.00 Gross + Utilities
Water	City		Units M & N \$3,100.00 Gross + Utilities
Gas/Oil	Gas/Electric		
Electrical			



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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**

