

# FOR SALE

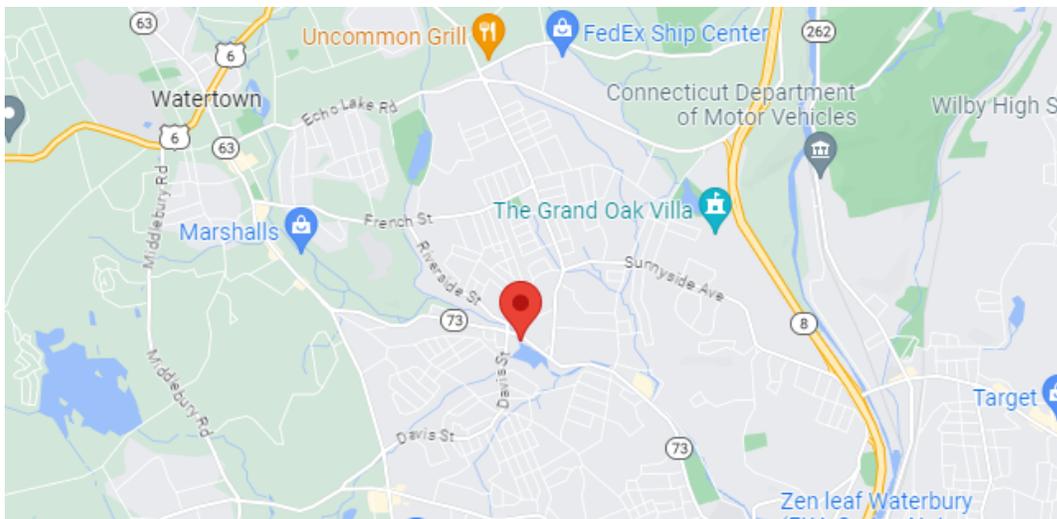


***365 Main Street, 2nd Floor  
Watertown, CT 06795***

**7,182 +/- s/f Modern Office Space with Elevator**  
**Beautiful Building Located on Well -Traveled Route 63**  
**Suites 200-201 Remodeled in 2022**  
**Previous Medical Space - Ample Parking**  
**Includes 2 Suites: 200-201: 4,641 s/f & 202: 2,541 s/f**  
***Priced to Sell \$800,000.00***

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		<b>365 Main Street, 2nd Floor</b>	
<b>CITY, STATE</b>		<b>Watertown, CT 06795</b>	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	7,182 +/-	Air Conditioning	C/A
Number of floors	2nd floor	Type of Heat	Gas / Hot Air
Avail S/F	7,182 +/-	Elevator	Yes
		<b>OTHER</b>	
		Acres	.88
Ext. Construction	Brick	Zoning	Commercial
Ceiling Height	10'6"	Parking	Not assigned, large lot
Roof	Gable	State Route / Distance To...	
Date Built	1989	<b>TAXES</b>	
		Assessment	\$618,800.00
<b>UTILITIES</b>		Appraisal	\$884,000.00
	<b>Tenant/Buyer to Verify</b>	Mill Rate	34.94
Sewer	City	Taxes	\$21,620.00
Water	City	<b>TERMS</b>	
Gas	EverSource	Sale	\$800,000.00
Electrical	TBD	Condo fees	\$2,783.33/month
		New Elevator Assessment	\$1,000/mo for 40 months



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**Second Floor (7,182 s/f)**



**Suite 201**  
**3,541 +/- s/f**  
**Large Open Waiting Area**  
**Multiple Offices & Kitchenette**



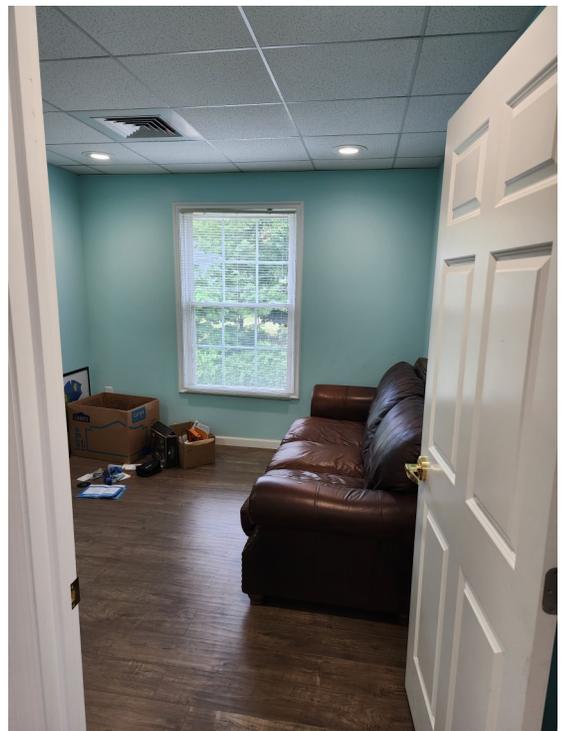
**Suite 200**

**1,100 +/- s/f Modern Office Space**

**4 Offices with Street View**

**Large Open Area Located in the Middle**

**Common Restroom**



**Suite 202**

**2,541 +/- s/f Previous Medical Space**

**Includes: Large Reception / Waiting Area**

**Eight Offices**

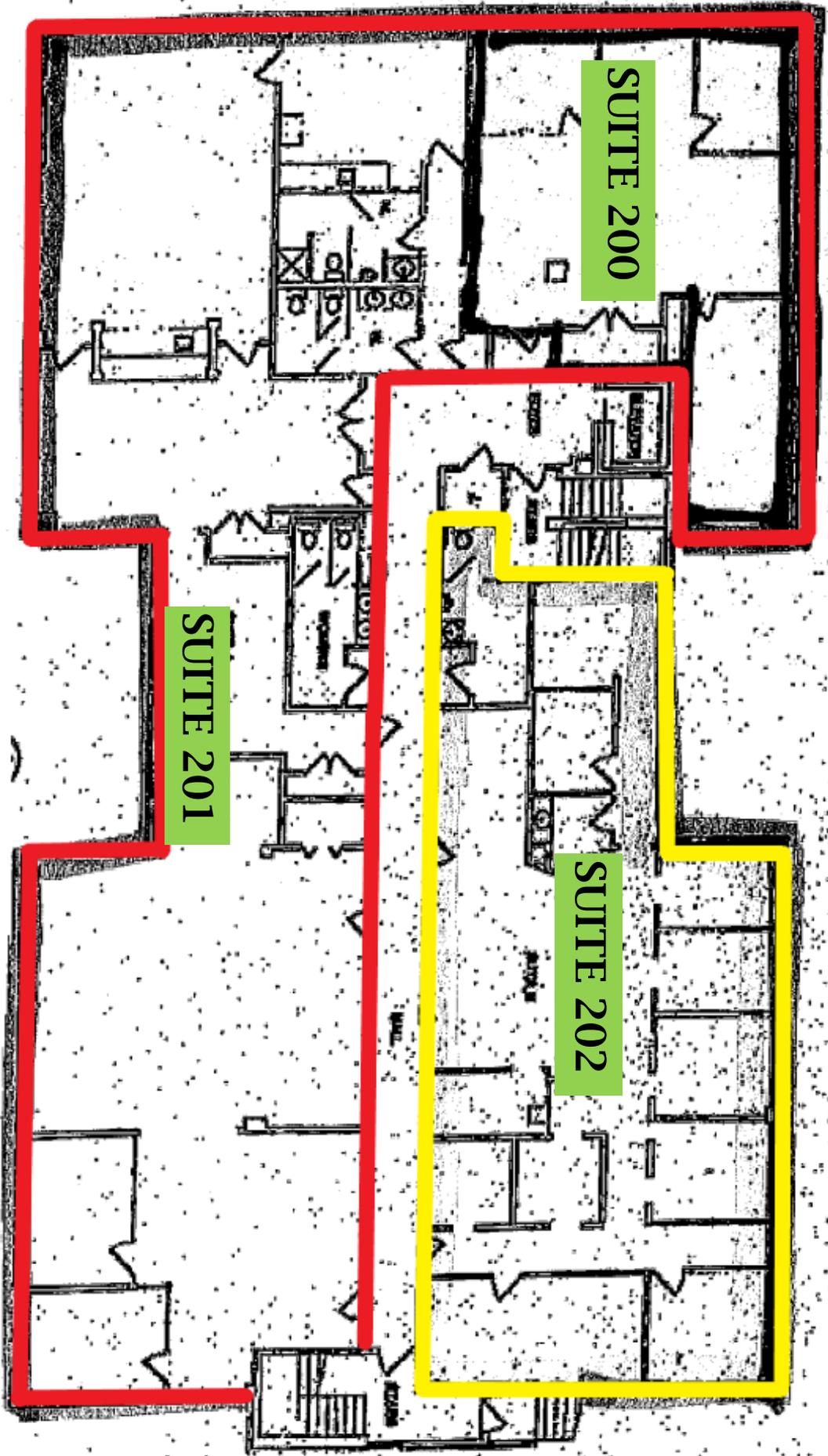
**Break Area**

**Two Private Restrooms**

**Ideal for all Medical/ Professional Users**



2nd Floor



SUITE 200

SUITE 201

SUITE 202