

# FOR LEASE



***496 West Main Street  
Waterbury, CT 06702***

**Affordable Retail Opportunity**

**Great Downtown Location on Bus Stop & Busy West Main Street**

**650 S/F with Basement**

**Lease Asking : \$1,000.00 Gross + Utilities**

# PROPERTY DATA FORM

**PROPERTY ADDRESS** 496 West Main Street

**CITY, STATE** Waterbury, CT 06702

**BUILDING INFO** **MECHANICAL EQUIP.**

Total S/F	6,490	Air Conditioning	Wall unit
Number of floors	2	Sprinkler / Type	
Avail S/F	650 +/-	Type of Heat	Gas - Modine Heater
Ext. Construction	Brick Veneer	<b>OTHER</b>	
Roof	Flat	Acres	.10
Date Built	1885	Zoning	Mixed use - CBD
Ceiling Height	11' +/-	Parking	On street
		State Route / Distance To...	Route 8 - 3/10 Mile

**UTILITIES** Tenant to Verify

Sewer City  
 Water City  
 Gas EverSource  
 Electrical 200 Amps

**TERMS**

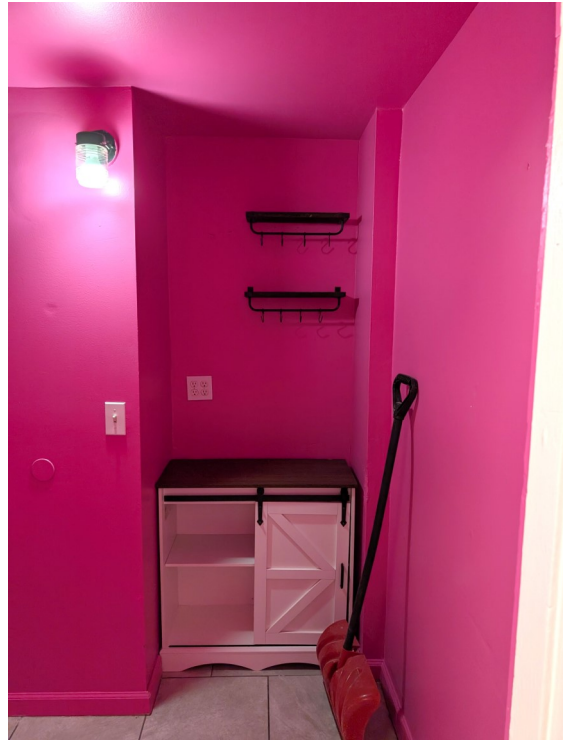
Lease \$1,000 Gross + Utilities



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**Main Level**



**Lower Level / Basement**