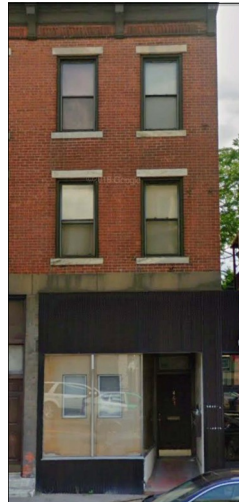


# FOR LEASE

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



**1,250 s/f Office or Retail Space  
1,000 s/f Basement**

**Gas / HVAC**

**Off-street parking**

**Local owner**

**Lease rate: \$1,000.00 / mo + utilities**



**MATTHEWS COMMERCIAL PROPERTIES LLC.**

**819 Straits Turnpike Suite 3B, Middlebury, CT 06762**

**Phone: 203-753-5800 Fax: 203-574-3875**

**[www.matthewscommercial.com](http://www.matthewscommercial.com)**

**CONTACT: Nick Longo**

**Email: [neegall@aol.com](mailto:neegall@aol.com)**

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 Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

## PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>	475 West Main Street		
<b>CITY, STATE</b>	Waterbury, CT 06762		
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP</b>	
Total S/F	11,940	Air conditioning	HVAC
Number of floors	3	Sprinkler / Type	
Avail S/F	1,250 s/f	Type of heat	Gas
Exterior construction	Brick	<b>TAXES</b>	
Interior construction	Dry wall	Assessment	\$417,650.00
Ceiling height	10'	Mill rate	60.21
Roof	Flat—rubber	Tax	\$25,146.71
Date built	1900	<b>OTHER</b>	
<b>UTILITIES</b>		Total acres	0.12
Sewer	City	Zoning	CBD
Water	City	Parking	Off street
Gas	Eversource	Interstate / distance to	I-84 / 1/4 mile
Electric	Eversource	State Route / distance to	Route 8 / 1/4 mile
Amps	600	<b>TERMS</b>	
Phase	3	Lease rate	\$1,000 / mo + utilities

**COMMENTS:**

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