



Drubner Commercial
Real Estate Services

530 Middlebury Rd. 211B
Middlebury, CT 06762
Office 203.753.4116
Fax 203.578.3003



NAME OF BUILDING OR SITE The Shops at 1249

TOWN Waterbury ST. & NO. 1249 West Main Street ZIP 06708

DESCRIPTION 1,350 SF available

WILL DIVIDE No PRESENT USES Vacant POTENTIAL USES Retail

BUILDING

FLOORS

	SF	Ceiling
1st fl.	<u>1,350</u>	
2nd fl.		
Other		
Office SF		
Total SF avail.	<u>1,350</u>	
Total SF bldg.	<u>20,000</u>	
Type Const.		
Colum spacing		
Yr. built	<u>2010</u>	
No. O/H doors		
Truck docks		
Parking		
Expansion		

MECHANICAL EQUIPMENT

Heat Type	<u>GAS</u>
Elev.	
A/C Office	<u>X</u>
plant	
Sprinkler	<u>X</u>
Roof Type	
Year	
Other	

LAND

Acres	<u>4.97</u>
Zoning	<u>CA</u>
Condition of Site (%)	
Level	<u>X</u>
Slope	
Wet	
Dry	

TERMS

Lease Price \$22 NNN

UTILITIES

Water:	Municipal	<u>X</u>	Well	
Electric:	Amp.		Phase	
Gas:	<u>X</u>			
Sewer:	Sanitary	<u>X</u>	Septic	

Tenant Pays:

Insurance	<u>X</u>
Heat	<u>X</u>
Water	<u>X</u>
A/C	<u>X</u>
Electric	<u>X</u>
Taxes	<u>X</u>

ASSESSMENT:

Land:	
Improvements:	
Total:	
Mill Rate:	
Taxes:	

REMARKS:

Signature retail center in the west end of Waterbury.

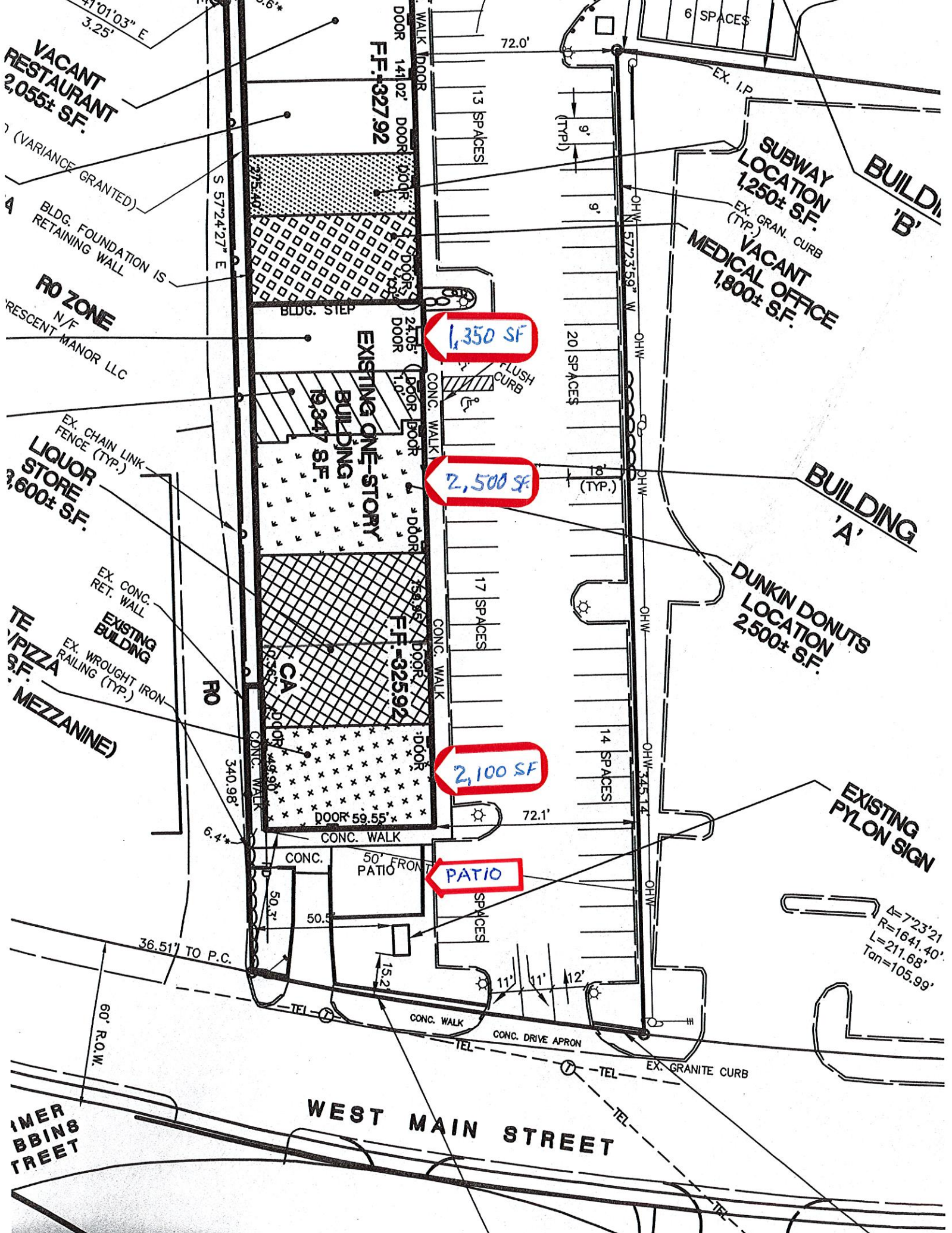
Taxes and CAM = \$5.40 PSF

AGENT: DAVID R. THEROUX

TRANSPORTATION

Highway Visibility	
Interstate Highway	<u>I-84</u>
Exit	<u>17</u>
State Rt.	
RR Siding	

Information shown is purported to be from reliable sources. No representation is made as the accuracy thereof and is submitted subject to errors, omission, change of price, rental or other conditions, prior sale or withdrawal notice.



VACANT RESTAURANT
2,055± S.F.

(VARIANCE GRANTED)

BLDG. FOUNDATION IS
RETAINING WALL

RD ZONE
N/F
PRESIDENT MANOR LLC

EX. CHAIN LINK
FENCE (TYP.)
LIQUOR
STORE
2,600± S.F.

EX. CONC.
RET. WALL
EXISTING BUILDING
EX. WROUGHT IRON
RAILING (TYP.)
TE
PIZZA
S.F.
MEZZANINE)

IMMER
BBINS
STREET

FF-327.92

EXISTING ONE-STORY
BUILDING
19,347 S.F.

FF-325.92

1,350 SF

2,500 SF

2,100 SF

PATIO

WEST MAIN STREET

6 SPACES

EX. I.P.

SUBWAY
LOCATION
1,250± S.F.

EX. GRAN. CURB
(TYP.)

VACANT
MEDICAL OFFICE
1,800± S.F.

BUILDING
'B'

BUILDING
'A'

DUNKIN DONUTS
LOCATION
2,500± S.F.

EXISTING
PYLON SIGN

$\Delta=7^{\circ}23'21''$
 $R=1641.40'$
 $L=211.68'$
 $Tan=105.99'$

EX. GRANITE CURB