

FOR SALE / LEASE

**365 Main Street
Watertown, CT 06795**



3,055 SF+/- & 4,729 SF+/- AVAILABLE

- Professional Office Space - 3rd Floor Front
- New Lobby, New Landscaping, Refurbished Parking
- Local Professional Ownership!
- Conveniently Located on Main Street, Watertown
- Competitively Priced at \$14.00 PSF Gross Plus Utilities

SALES PRICE

- 3,055 SF+/- **\$349,000.00**
- 4,729 SF+/- **\$540,000.00**



MATTHEWS COMMERCIAL PROPERTIES LLC.

819 Straits Turnpike Suite 3B, Middlebury, CT 06762
Phone: 203-753-5800 Fax: 203-574-3875
www.matthewscommercial.com

CONTACT: Gerry Matthews 203-753-5800
Email: gdmattews@snet.net

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

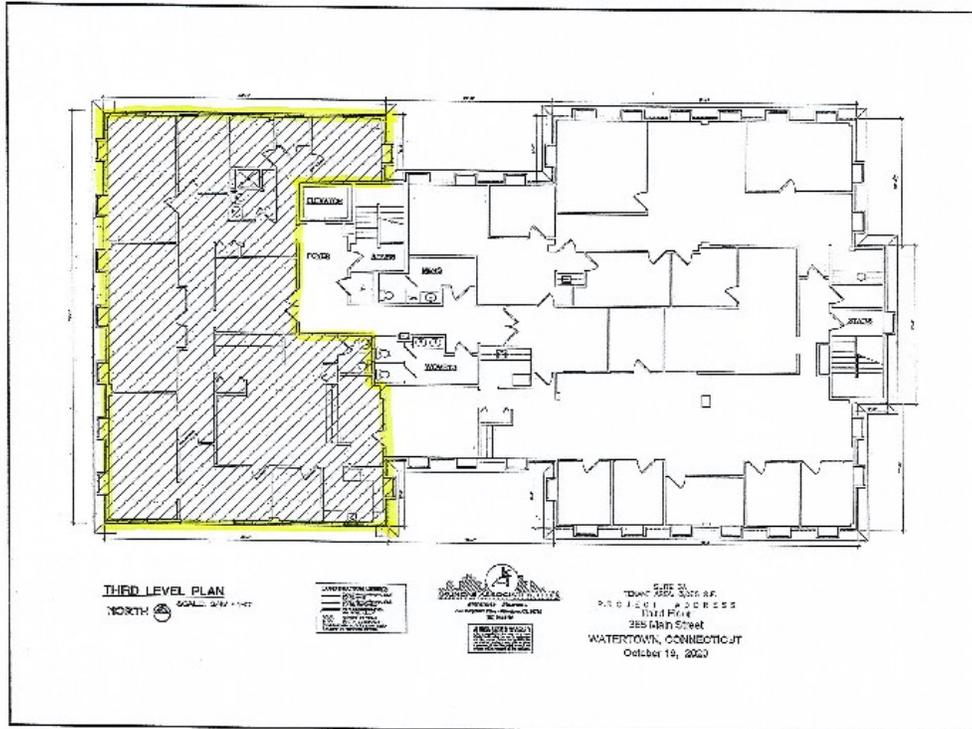
PROPERTY ADDRESS	365 Main Street		
CITY, STATE	Watertown, CT 06795		
BUILDING INFO			
Total S/F	18,823 SF+/-	MECHANICAL EQUIP	
Number of Floors	3	Air conditioning	Yes
Available SF	7,775 SF+/-	Type of heat	Gas Hot Air
		Elevator	Yes
		OTHER	
Office Space	3,055 SF+/- & 4,729 SF+/-	Zoning	Commercial
Exterior construction	Brick	Parking	Excellent
Interior construction	Finished		Covered & Open Lot
Ceiling height	10'6"	TERMS	
Roof	Asphalt & Rubber	Lease rate	\$14.00 PSF Gross
Date built	1989		Plus Utilities
UTILITIES			
Sewer	Yes	Sales Price	3,055 SF \$349,000.00
Water	Town		4,729 SF \$540,000.00
Gas	Eversource		
Electric	Eversource		
COMMENTS:			
New Local Ownership - New Lobby, Improved Parking Lot, New Landscaping			



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SUITE 3A



SUITE 3B

