

FOR LEASE

**148 GRAND STREET
WATERBURY, CT**



- 2,200 S/F retail unit available for lease in downtown Waterbury
- Easily accessible and visible office / retail space
- The unit will be remodeled by the landlord with new walls and a new ceiling upon execution of a lease
- Asking Lease Rate
 - \$9.82 PSF Gross Plus Utilities
 - \$1,800 per month Gross Plus Utilities



MATTHEWS COMMERCIAL PROPERTIES LLC.

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

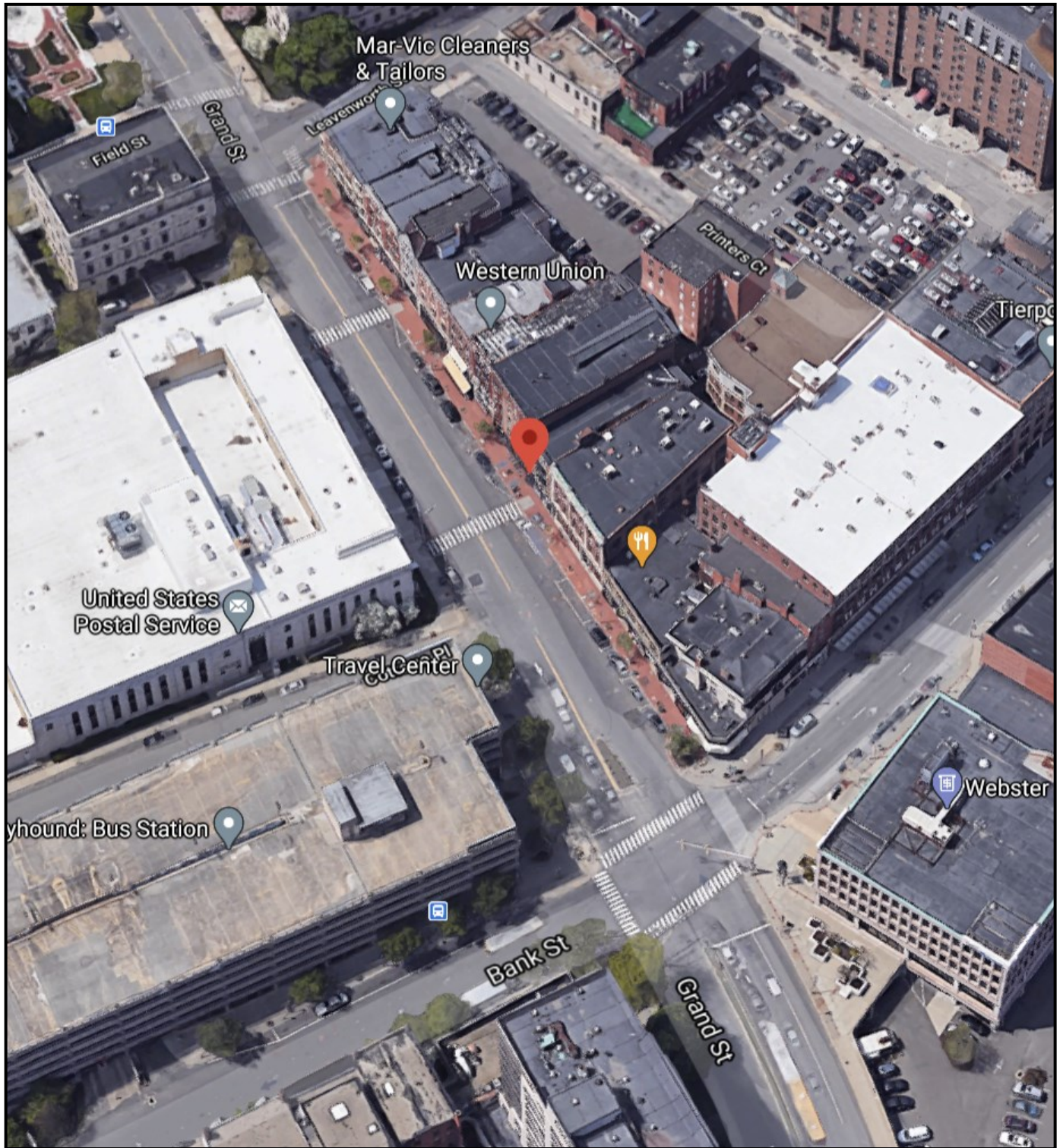
PROPERTY DATA FORM

PROPERTY ADDRESS	148 Grand Street		
CITY, STATE	Waterbury, CT 06702		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	2,200 SF+/-	Air conditioning	Central
Number of Floors	1	Type of heat	Gas—Forced Air
Available SF	2,200 SF+/-	Elevator	
Roof	Rubber		
Date built	1900	OTHER	
		Parking	Street
UTILITIES		Interstate / distance to	I-84 0.2 Miles
Sewer	City		
Water	City	TERMS	
Electrical	Eversource	Lease Rate	9.82 PSF GROSS
			PLUS UTILITIES
			\$1,800 PER MONTH
			GROSS PLUS
			UTILITIES



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Mar-Vic Cleaners & Tailors

Western Union

United States Postal Service

Travel Center

hound: Bus Station

Bank St

Grand St

Webster

Printers Ct

Tierp

Field St

Grand St

Leavenworth