

FOR LEASE

*25 Candee Hill Road
Watertown, CT 06795*



3,072 SF two-story commercial building with 912 SF basement on 0.28 acres located at a signalized intersection at the junction of Route 63 and Route 73 with a daily car count of 18,000 cars.

The interior features clean professional space with plenty of windows providing natural sunlight. The parking lot has 18 paved and striped parking spaces.

The site offers exceptional visibility and convenience located on two major traffic corridors servicing Watertown, Oakville, Middlebury, and Waterbury.

- **Will Subdivide**
- Built in 1960, totally updated in 2013
- City Sewer, Water and Gas
- 400 amp Electrical Service
- 3-zone Heating and Air Conditioning
- Aluminum Siding, Asphalt Roof

1st FLOOR—6 rooms, 3 with sinks, kitchenette plus 2 bathrooms.

2nd FLOOR—4 rooms, 1 bathroom.





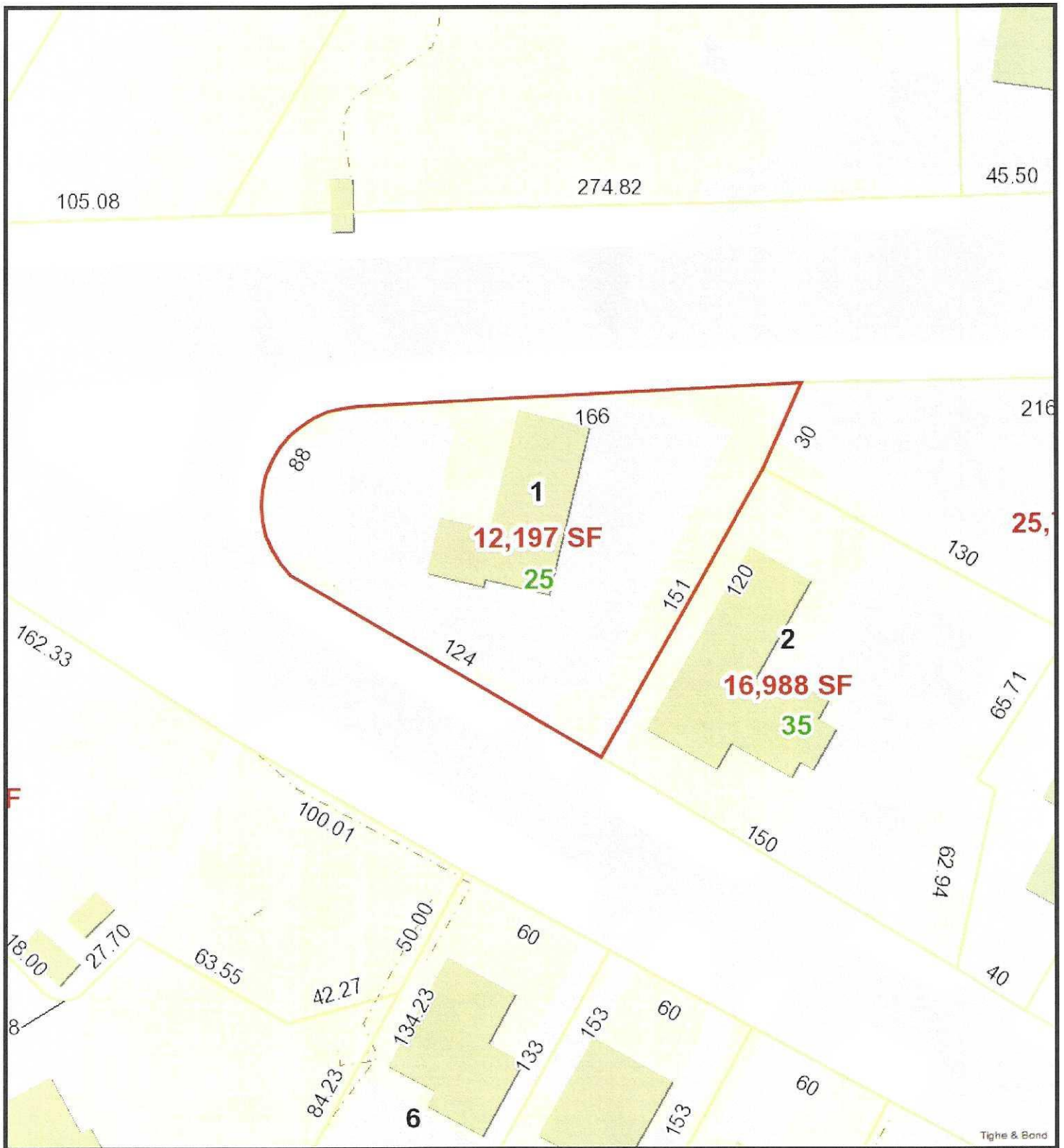
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25 Candee Hill Rd> Wtwn

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Scale: 1"=50'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.

