# RETAIL/FLEX SPACE

## THAT WORKS FOR YOU

### 4,405 SF + BASEMENT SPACE FOR LEASE

Retail space solutions for small, medium, and large businesses in Connecticut.

116 Water St, Torrington, CT 06790

**focusspaces.com**

## VERSATILE DOWNTOWN STOREFRONT WITH

*flexible space & basement storage*

### GROSS LEASE PLUS UTILITIES

Goss lease includes building maintenance. Tenant pays heat & electricity.

### INCLUDED BUILDING AMENITIES

2 restrooms, kitchen, basement, large storefront windows & more.

### BROKER COMMISSIONS PAID

Lease signed directly with the owner, and we pay broker commissions on all rentals.

### FLEXIBLE LEASE TERMS

Flexible lease terms designed to fit your needs, with options available up to ten years.

*Ideal spaces for:*

*BROKER PROTECTED*

RETAIL | FITNESS STUDIO | CHURCH | SHOWROOM | FOOD SERVICE | EVENT SPACE

**Property Details:** 4.405 SF + Basement | **Monthly Rent:** $4,000
**Annual Escalation:** 4% | **Deposit:** $10,000 | **Minimum Term:** 2 Years

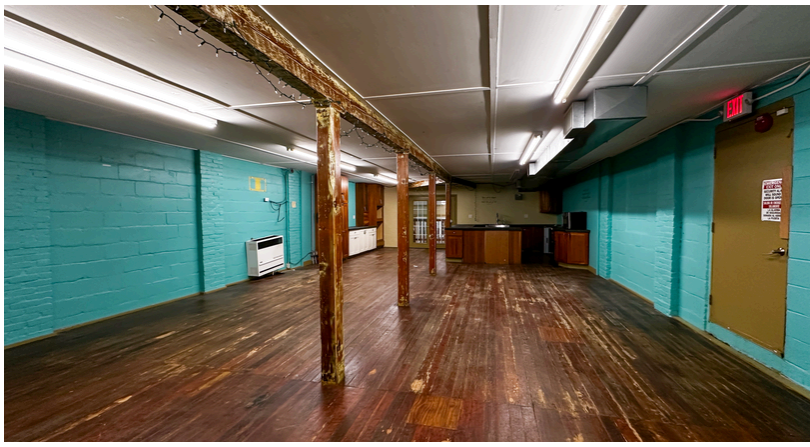
LET'S FIND THE RIGHT SPACE FOR YOUR BUSINESS.

CONTACT JULIA FERNANDES TODAY!

(917) 676-8461 julia@doverbenedictgroup.com

*Scan me!*

GROSS LEASE + UTILITIES
TURNKEY OR BUILT-TO-SUIT
FLEXIBLE TERMS



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## ECONOMICS

**Monthly Rent**: $5,000 | **Utilities**: Heat & Electricity | **Annual Escalation:** 4% | **Deposit**: $10,000 | **Minimum Term:** 2 Years

## SPACE

**Rentable SF**: 4,405 + Basement | **Divisible**: Yes | **Restroom:** Two Separate Restrooms | ADA Wheelchair Accessible
**Layout:** Large front retail/showroom area, rear kitchen, office space, three flexible sections, an elevated stage or presentation area, and substantial basement storage. Property features large storefront windows, wood floors, and updated electrical and heating systems.

## OPERATIONS

**Zoning:** DD - Downtown District
**Approved Use**: Suitable for retail, personal services, professional or medical office, fitness, dance or art studio, indoor recreation, showroom, meeting or event space, and restaurant or food-service use, subject to City of Torrington approvals and any required building, health, parking, and zoning permits.
**HVAC**: Oil-Fired Hot-Air Heat | Ceiling Fans | Natural Gas Available
**Access:** 24/7/365

## ACCESS

**Storefront Signage Available**
Approximately 0.8 mile to Route 8's Downtown Torrington interchange at US Route 202/Route 4.
Approximately 0.1 mile to the Torrington Transit Hub at Mason Street and John Street, providing connections to NWCT Transit local routes and CTtransit Routes 450 and 927.
Approximately 7,700 vehicles per day on Water Street.

## DEAL TERMS

**Broker Commission:** 3% of Lease Amount | **TI, Delivery, Division Responsibility, and Timing:** Negotiable