

# 149 S Main Street

Waterbury, VT



## AVAILABLE FOR SALE OR LEASE:

**BUILDING SIZE:** 7,000 +/- SF

**SALE PRICE:** \$775,000

**FOR LEASE:** 5,478 +/- SF

**RENT:** \$4,000/ month + utilities

### PROPERTY HIGHLIGHTS:

- Building located in the heart of Waterbury Historic Village District
- Space for lease has additional 2,200 sf mezzanine storage included
- Ample parking available in front and side of building
- Professionally owned and managed
- Lease renewal options available



FOR MORE INFORMATION, CONTACT:

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COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

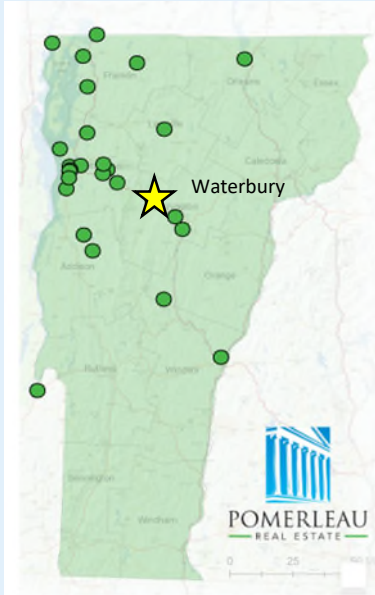
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**Pomerleau Real Estate**  
69 College Street  
Burlington, VT 05401

In partnership with:



*Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.*

## SKETCH OF SUBJECT PROPERTY



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