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# FOR SALE/LEASE

120 - 130 Main Street South  
Thomaston, CT 06787



## Investment Property

13,000 +/- S/F Modern Office/ Retail Building

Great Location on busy Main Street ( Route 6)

Ideal for Retail, Professional and Medical Users

Available Spaces:

Main Level Retail: 3,915 S/F (\$12 per square foot Gross)

Upper Level: 1,600 - 5,800 S/F (\$8 per square foot Gross)

Sale Price: \$900,000.00

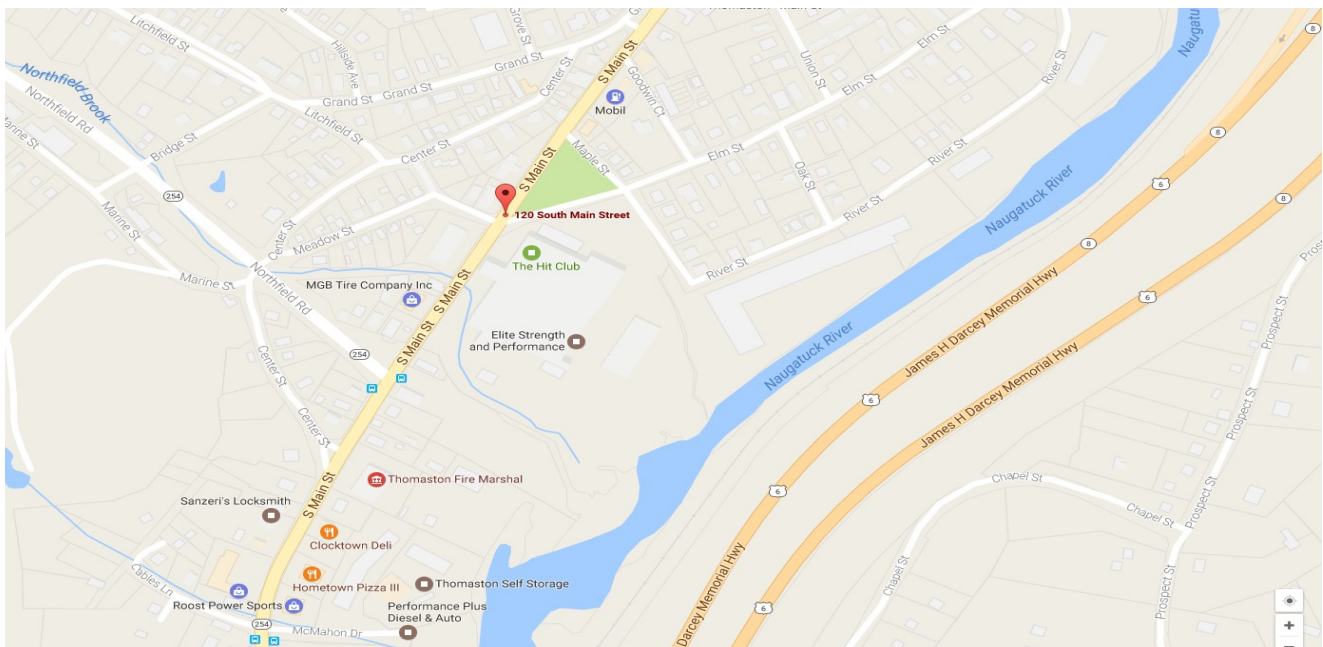
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# PROPERTY DATA FORM

PROPERTY ADDRESS	120 -130 Main Street South
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total building S/F	13,000	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes/ new
Avail S/F	9,700	Type of Heat	Forced hot air
Will subdivide to	1,600	<b>OTHER</b>	
Office space	5,800	Acres	.77
Ext. Construction	Brick	Parking	Ample
Ceiling Height	9'	State Route / Distance To...	Route 8/ 2.5 miles
Roof	Gable new 2014	Zoning	IP
Date Built	1989	<b>TAXES</b>	
<b>UTILITIES</b>		Assessment	\$600,250.00
Sewer	City	Mill Rate	33.63
Water	City	Taxes	\$20,186.41
Gas	Yankee Gas	<b>TERMS</b>	
Electrical	100 Amps	Sale price	\$900,000.00
		Lease rate	\$8- \$12 per S/F Gross

New roof 2014  
 New HVAC for Alliance Medical  
 New fire alarm system



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