

FOR SALE

**104 Main Street
Monroe, CT 06468**



Three Buildings on over an acre of land

Located on highly traveled Main Street

20,000 + cars daily per CT DOT

**Perfect for Contractor, Landscapers or any
outside storage business**

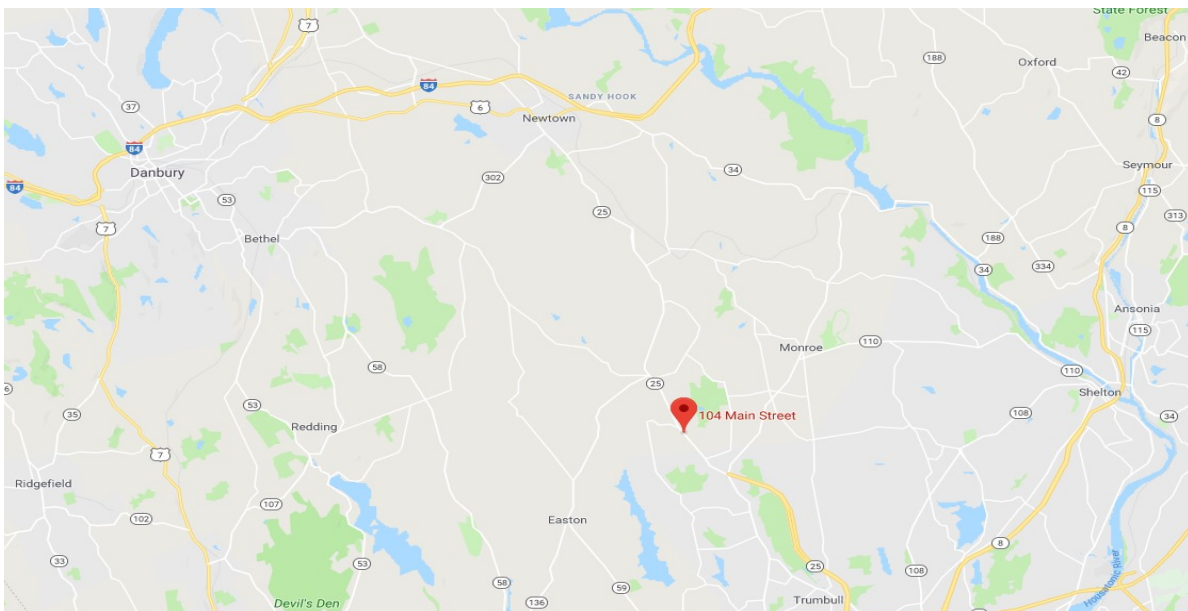
One of the few lots allowed on Main Street

Sale asking: \$650,000.00

(Inquire Business also available for sale : \$160,000 + annual sales)

PROPERTY DATA FORM

PROPERTY ADDRESS		104 Main Street	
CITY, STATE		Monroe, CT	
BUILDING INFO	Home	Retail shop	MECHANICAL EQUIP.
Total S/F	2,525	1,656	Air Conditioning Sprinkler / Type
Ext. Construction	Wood		Type of Heat Forced hot air
Ceiling Height		10.5'	OTHER
Roof			Acres 1.02
Date Built	1860	1930	Zoning Commercial
			Parking Ample
	Garage		State Route / Distance To...
Total S/F	1,500		TAXES
			Assessment \$483,300.00
UTILITIES			City Appraisal \$680,200.00
Sewer	Septic		Mill Rate .35
Water	Well		Taxes \$16,000
Heat	Oil		TERMS
Electrical			Sale \$650,000.00



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