



CONTACT: BRIAN GODIN

E-mail: Bgodinpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



***120 - 130 South Main Street
Thomaston, CT 06787***

12,770 +/- 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: 1,600 - 7,900 S/F \$14 PSF Gross + Utilities

Suite 1C: 4,300 S/F Previous Medical Space

Upper Level: Executive Suites from \$475.00 Mo.

Includes: Utilities & WIFI

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.



**Executive Suites Includes:
Utilities - WIFI
From \$475.00 Mo.**



CONTACT: BRIAN GODIN

E-mail: BgodinPB@gmail.com

www.GodinPropertyBrokers.com

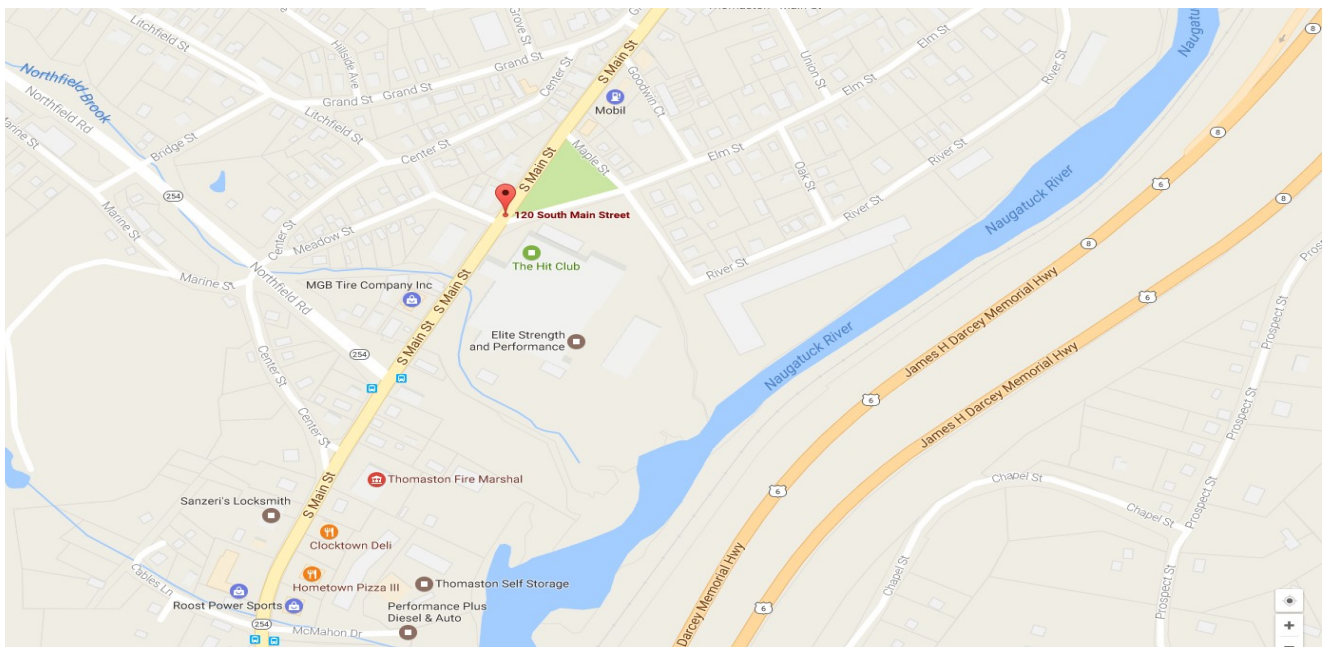
Phone: 203-577-2277 Fax: 203-577-2100

Top Floor (15% common areas)					
Exit / Stairs	Womans Room	A/C Units	Men's Room	Exit / Stairs	
common hallway					
207	206	205	204	203	202
1000 s/f	400 s/f	400 s/f	500 s/f	575 s/f	575 s/f
LEASED	LEASED	LEASED	LEASED	LEASED	LEASED
475 s/f 201 A– D Suite C \$525.00 Available					
Main Floor					
Exit / Stairs	Exit / Stairs				
1C	1B	1A			
4,300 s/f	1,600 s/f	2,000 s/f			
Available	Available	Available			
Note: Floor plan not to size					

PROPERTY DATA FORM

PROPERTY ADDRESS		120 -130 South Main Street	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total building S/F	12,770	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	8,500 +/-	Type of Heat	Forced hot air
Will subdivide to	250	OTHER	
Office space		Acres	.77
Ext. Construction	Brick	Parking	Ample
Ceiling Height	9'	State Route / Distance To...	Route 8/ 2.5 miles
Roof	Gable new 2018	Zoning	IP
Date Built	1989	TAXES	
		Assessment	\$600,250.00
		Mill Rate	33.63
		Taxes	\$20,186.41
UTILITIES		TERMS	
Sewer	City	Lease rate	\$8- \$14 per S/F Gross
Water	City	Suites from \$475 mo.	
Gas	Yankee Gas		
Electrical	100 Amps		

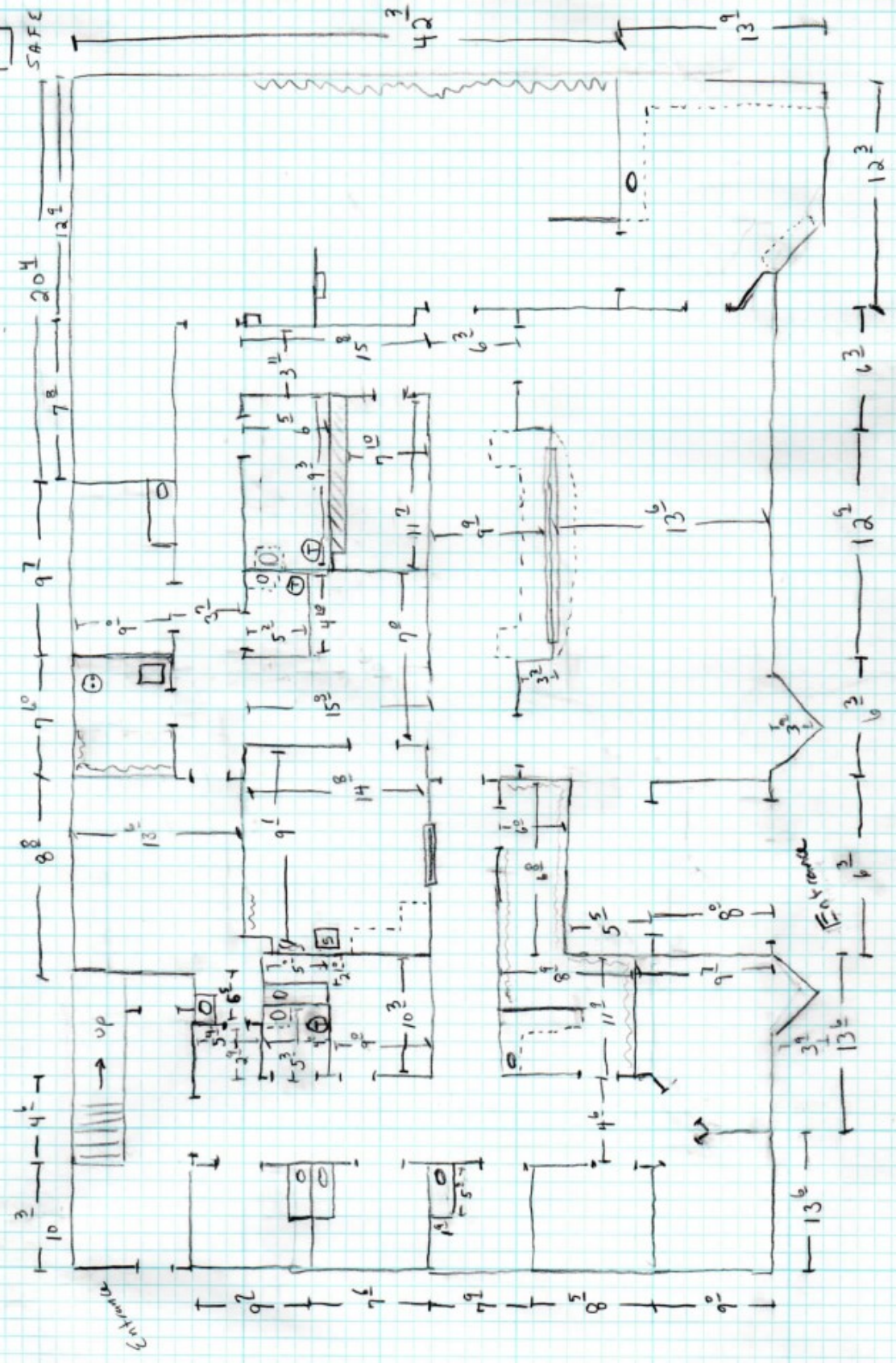
New roof 2018
New fire alarm system



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

130
South Main St
Thomaston CT

- chax wall
- Sink & Cabinet
- Counter w/o cabinet
- Shelving
- Sliding Glass Window
- Toilet
- Elec Hot water Heater
- Utility Sink



Suite 1 C