



**257 Main Street
Torrington, CT 06790**

**Multi Tenant Retail/ Office Building
Ideal for all Professional or Retail Uses
Secure - Visible Location on Busy Main Street
Corner Location at 4- Way Light**

**Ample Parking
Suites From \$500 Per Mo.**



Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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PROPERTY DATA FORM

PROPERTY ADDRESS		257 Main Street	
CITY, STATE		Torrington, CT 06790	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	7,238 +/-	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	No
Avail S/F	3,400	Type of Heat	Gas & Oil
Office Space	500 S/F	OTHER	
Ceiling Height	9'	Acres	.26
Ext. Construction	Brick	Zoning	DD
Roof	Flat	Parking	Ample
Date Built	1955	TAXES	
UTILITIES		Assessment	
Sewer	City	Appraisal	
Water	City	Mill Rate	
Gas / Oil	Yankee Gas	Taxes	
Electrical	200 Amps	TERMS	
		Lease rate	From \$500 per mo.



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.



Lower Level

Suite LL1	550 S/F	\$500.00 Per Month	Incudes Utilities
Suite LL2	550 S/F	\$500.00 Per Month	Incudes Utilities
Suite LL3	600 S/F	\$500.00 Per Month	Incudes Utilities

Main Level

Suite 101	500 S/F	\$800.00 Per Month	Plus Utilities
Suite 102	500 S/F	\$800.00 Per Month	Plus Utilities
Suite 103	500 S/F	Leased	
Suite 104	500 S/F	Leased	
Suite 105	1,100 S/F	\$1,700.00 Per Month	Plus Utilities

2nd Floor

Suite 201	550 S/F	Leased	
Suite 202	550 S/F	Leased	
Suite 203	700 S/F	Leased	
Suite 204	400 S/F	Leased	
Suite 205	500 S/F	Leased	

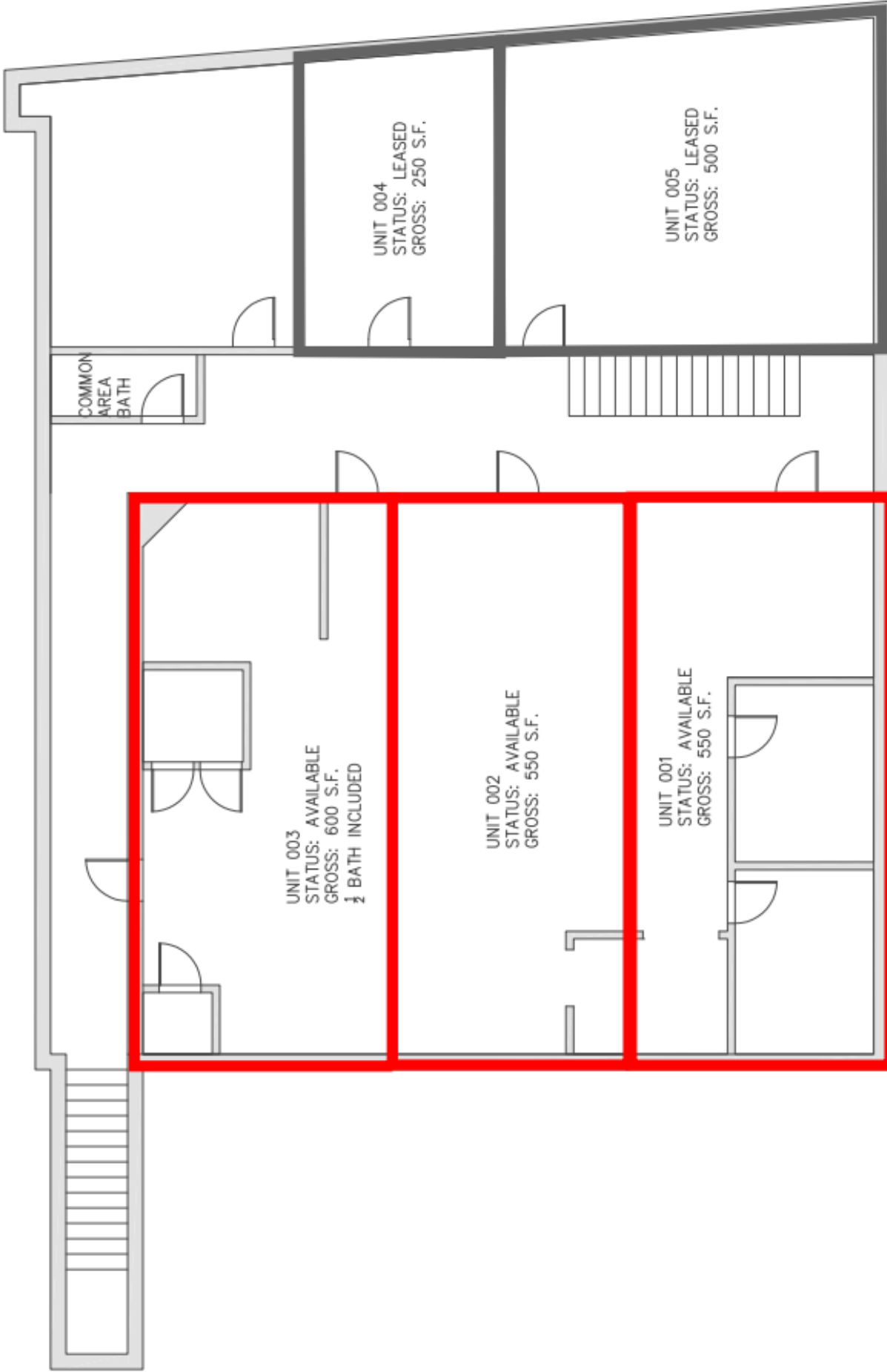
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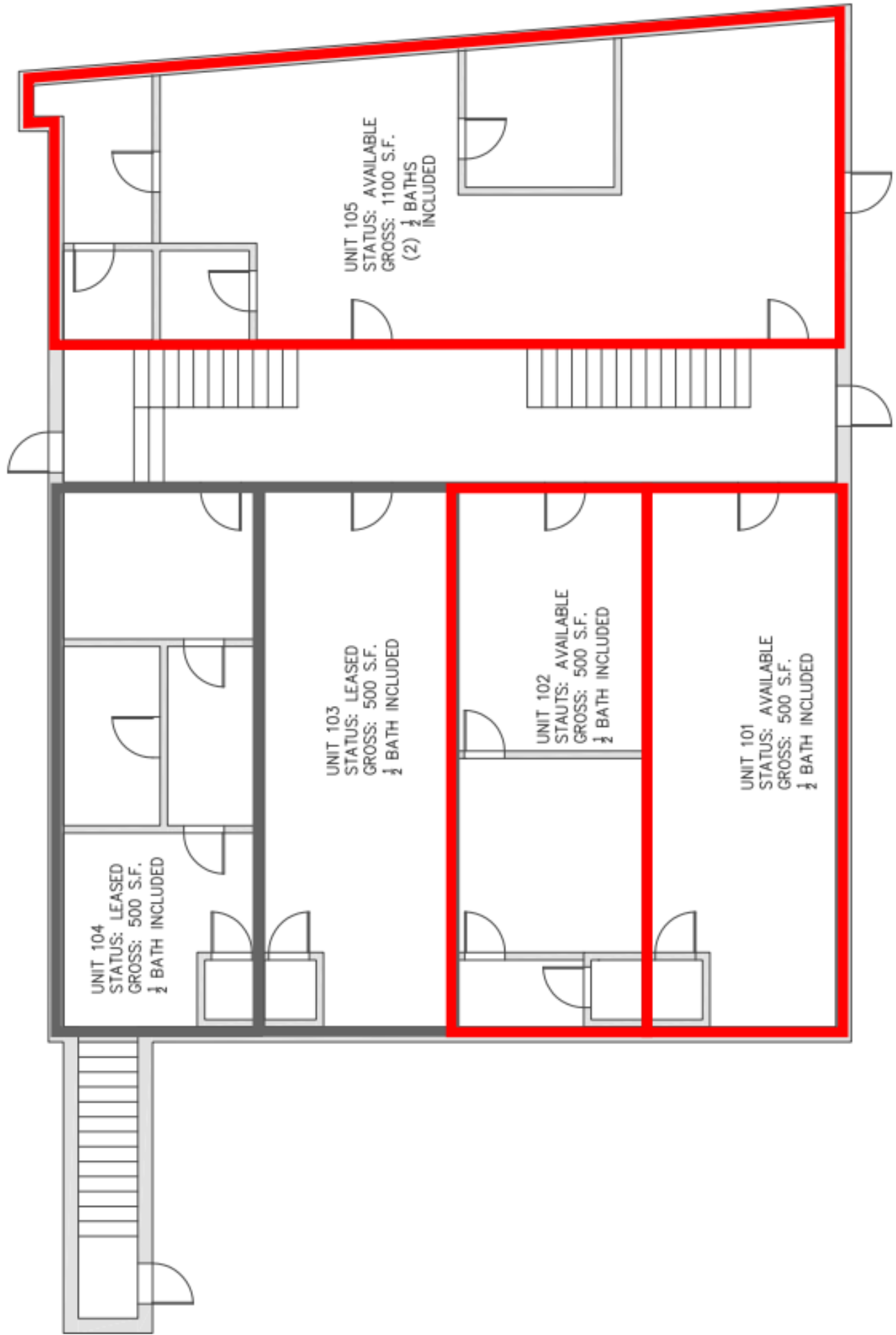
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B BASEMENT PLAN
GROSS: 3500 S.F.



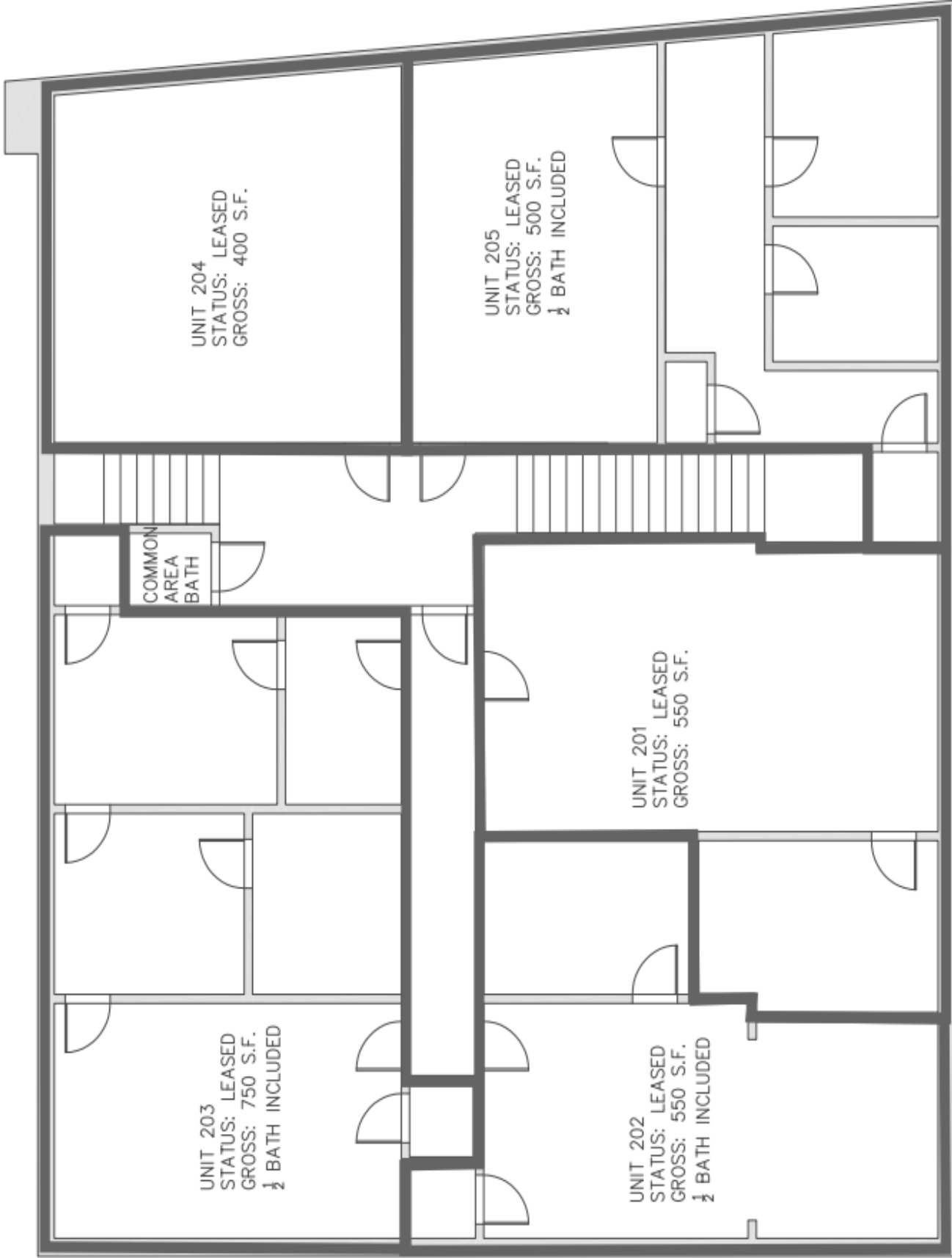
UNIT 104
STATUS: LEASED
GROSS: 500 S.F.
½ BATH INCLUDED

UNIT 103
STATUS: LEASED
GROSS: 500 S.F.
½ BATH INCLUDED

UNIT 102
STATUS: AVAILABLE
GROSS: 500 S.F.
½ BATH INCLUDED

UNIT 101
STATUS: AVAILABLE
GROSS: 500 S.F.
½ BATH INCLUDED

UNIT 105
STATUS: AVAILABLE
GROSS: 1100 S.F.
(2) ½ BATHS INCLUDED



UNIT 204
STATUS: LEASED
GROSS: 400 S.F.

UNIT 205
STATUS: LEASED
GROSS: 500 S.F.
½ BATH INCLUDED

COMMON
AREA
BATH

UNIT 201
STATUS: LEASED
GROSS: 550 S.F.

UNIT 203
STATUS: LEASED
GROSS: 750 S.F.
½ BATH INCLUDED

UNIT 202
STATUS: LEASED
GROSS: 550 S.F.
½ BATH INCLUDED