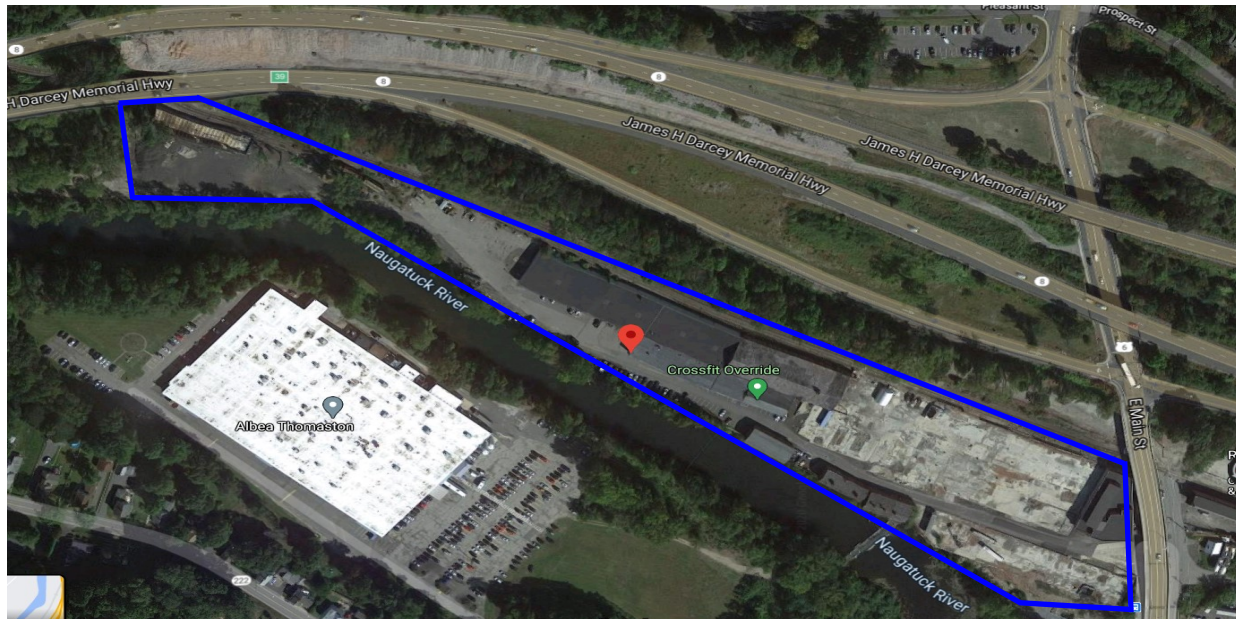


FOR SALE

*235 East Main St
Thomaston, CT*

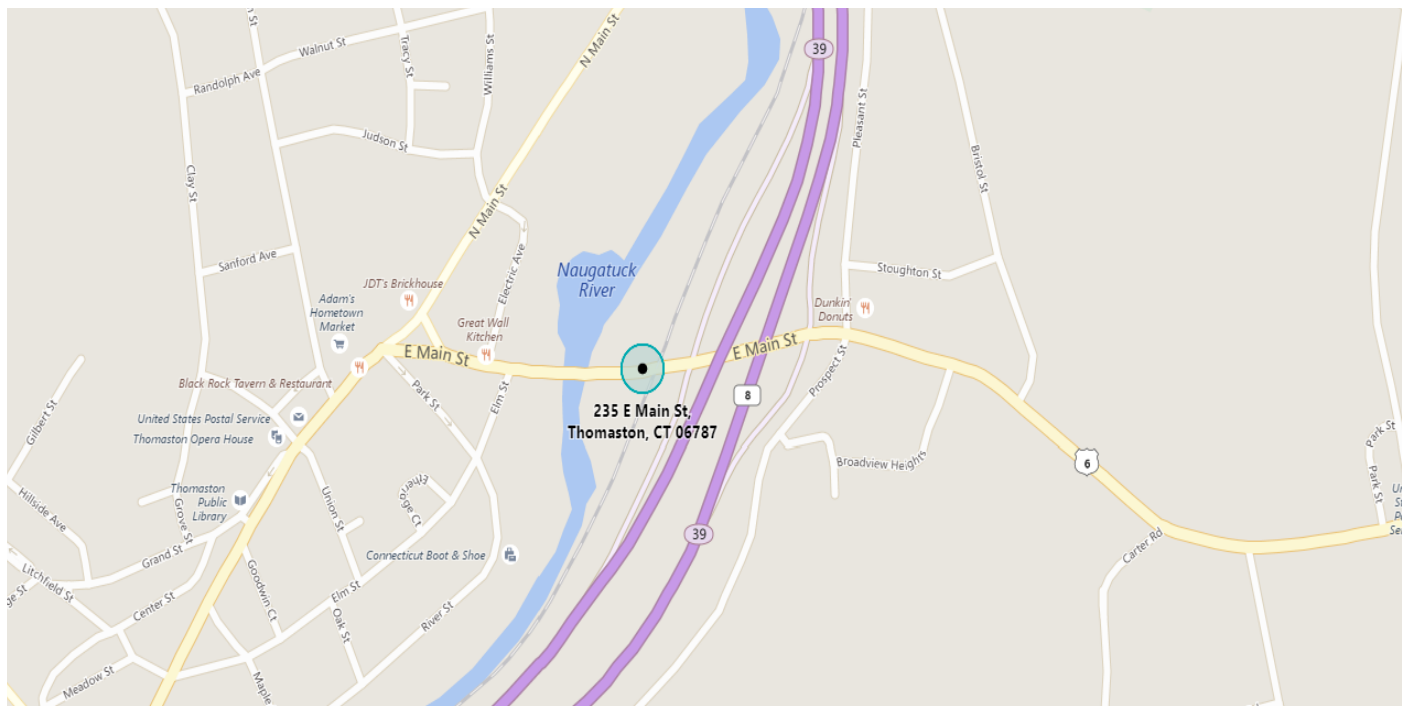


+/- 70,000 S/F of Buildings on 9.75 Acres
Multi Tenant Leased Investment
Industrial Zoned with Immediate RT 8 Access
Good Income and Low Operating Expenses
Gross Income +/- \$250,000.00
Expenses +/- \$50,000.00
Offered at: \$1,900,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	235 East Main Street
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	+/- 70,000	Air Conditioning	No
Number of Floors	1	Sprinkler / Type	Yes
Avail. S/F	12,000	Type of Heat	Gas / F/A
Avail. Drive in door	Multiple	TAXES	
Ext. Construction	Steel & Masonry	Assessment	
Int. Construction		Mill Rate	
Ceiling Height	15' - 18'	Taxes	\$18,600.00
Roof	Rubber & Asphalt	OTHER	
Date Built	+/- 1930	Total Acres	9.75
UTILITIES		Zoning	M2
Sewer	City	Parking	Ample
Water	City	State Route / Distance To...	Located on Route 8
Gas	Yes	TERMS	
Electrical	200 Amps (varies per unit)	Lease Rate	Varies
		Sale price	\$1,900,000.00



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.



235 East Main Street, Thomaston

Current Annual Income \$250,000.00

Rent Roll Upon Request



CONTACT: BRIAN GODIN or ED GODIN, SIOR

E-mail: Bgodinpb@gmail.com

Egodinpb@gmail.com

www.GodinPropertyBrokers.com

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



235 East Main Street Annual Expenses	
Taxes	\$18,598.00
Insurance	\$ 5,956.00
Environmental	\$12,000.00
Weed Spray	\$1,000.00
Water & Sewer	\$650.00
Repairs & Maintenance	\$5,000.00
Plowing	\$5,000.00
Totals	\$48,204.00