



**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



Suite 102



Suite 105



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

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 | |
| | | Assessment | |
| | | Appraisal | |
| | | Mill Rate | |
| | | Taxes | |
| UTILITIES | | TERMS | |
| Sewer | City | Lease rate | |
| Water | City | From \$500 per mo. | |
| Gas / Oil | Yankee Gas | | |
| Electrical | 200 Amps | | |



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 | Leased | Plus Utilities |
| Suite 102 | 500 S/F | \$800.00 Per Month | Plus Electric |
| 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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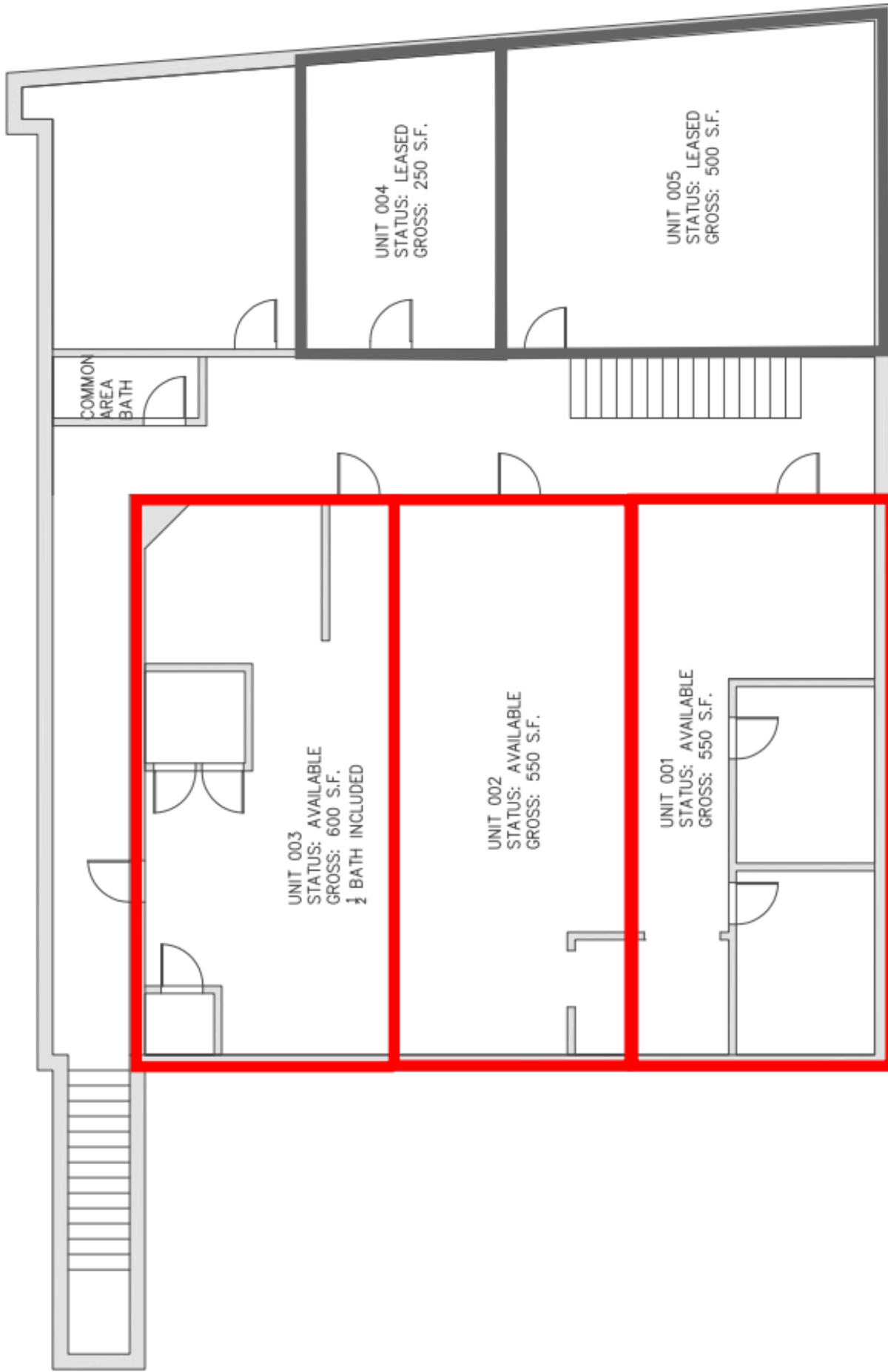
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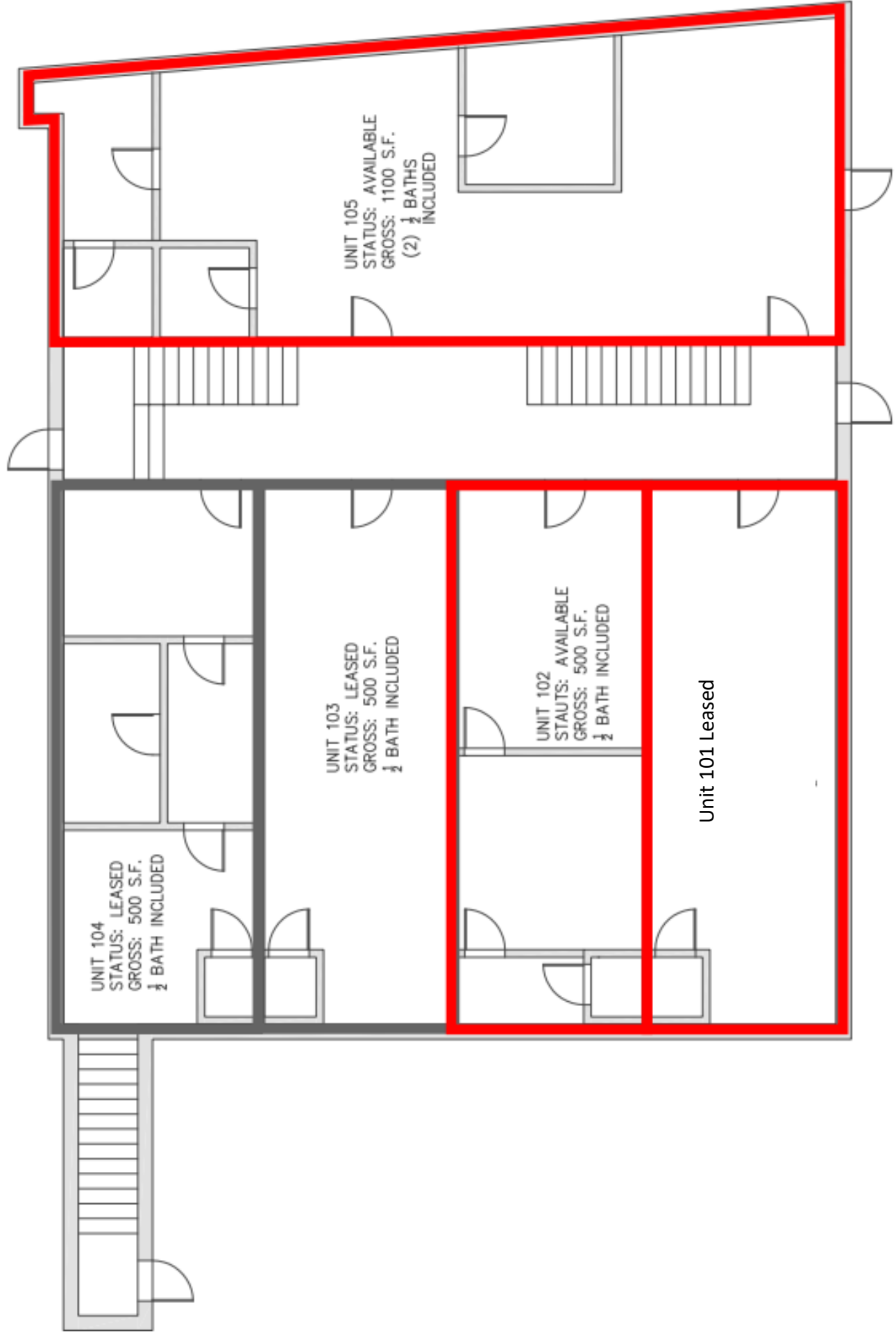
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B BASEMENT PLAN
SCALE: N.T.S. GROSS: 3500 S.F.



1) FIRST FLOOR PLAN
GROSS: 3500 S.F.
NET: 3100 S.F.

