



# FOR LEASE

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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762



**34 Main Street  
Thomaston, CT 06787**

**1,300 +/- S/F Retail / Office Space**

**2023 Remodel in Progress - HVAC, Lighting, Paint & Flooring**

**Ideal Space for all Retail & Office Uses**

**Highly Visible Location in Center of Town**

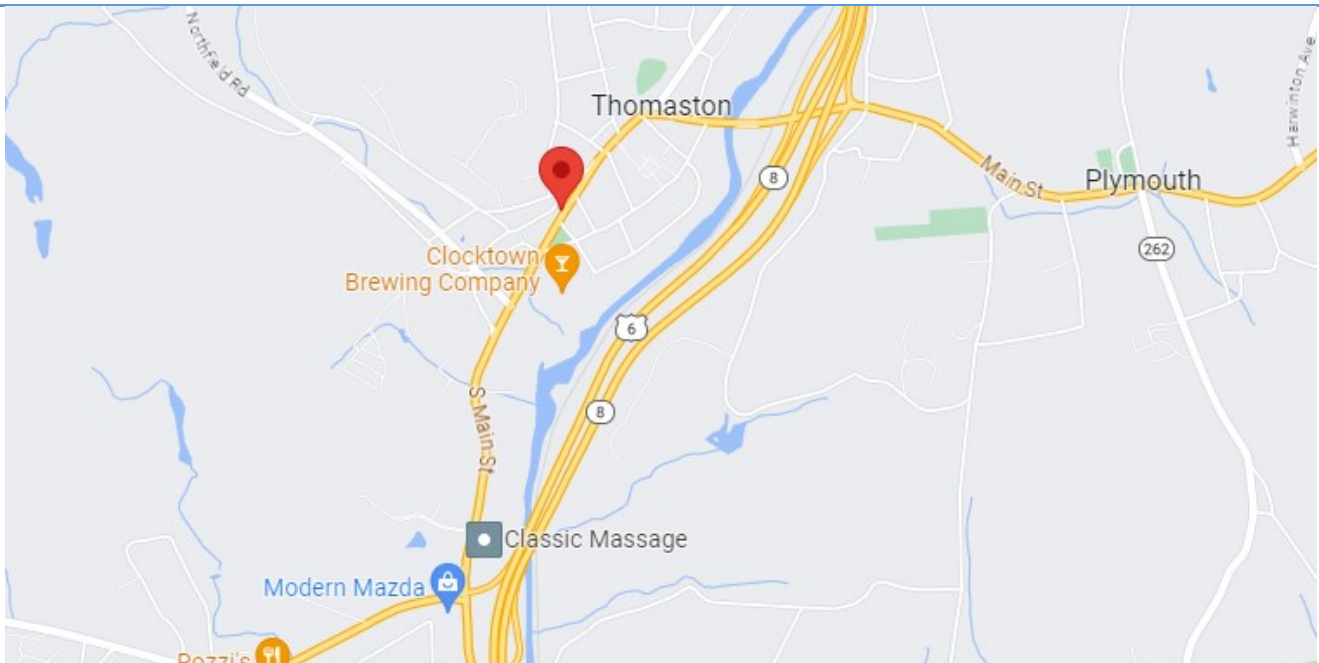
**Unique High Ceiling / Open Floor Plan**

**Lease Asking: \$1,600 Monthly + Utilities**

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# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		34 Main Street	
<b>CITY, STATE</b>		Thomaston, CT 06787	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	1,300 +/-	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,300 +/-	Type of Heat	Gas / FA
Office Space		<b>OTHER</b>	
Warehouse		Acres	.20
Int. Construction	Wood Frame	Zoning	GC
Ext. Construction	Brick	Parking	Rear & Street
Ceiling Height	12'	State Route / Distance To...	Rt 8
Roof	Flat	<b>TAXES</b>	
Date Built	1925	Assessment	
<b>UTILITIES</b>		Appraisal	
	<b>Tenant/Buyer to Verify</b>	Mill Rate	
Sewer	City	Taxes	
Water	City	<b>TERMS</b>	
Gas	EverSource	Sale	\$1,600.00 Monthly + Utilities
Electrical	100 Amps		



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