

FOR LEASE

**CONTACT: BROOK LADRIGAN or
MICHAEL GRIEDER**

E-mail: Bladrigan.gpb@gmail.com

E-mail: Mgrieder.gpb@gmail.com

850 Straits Turnpike Suite 204

Middlebury, CT 06762

www.GodinPropertyBrokers.com

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

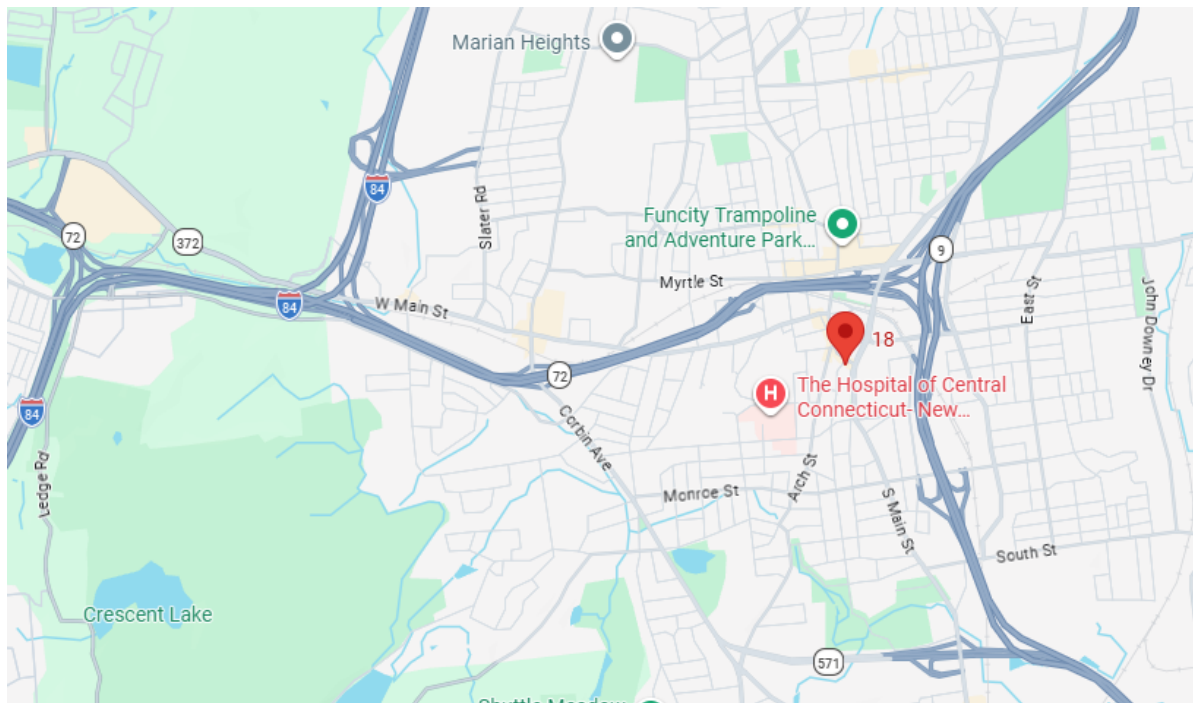


**18 Main Street
New Britain, CT**

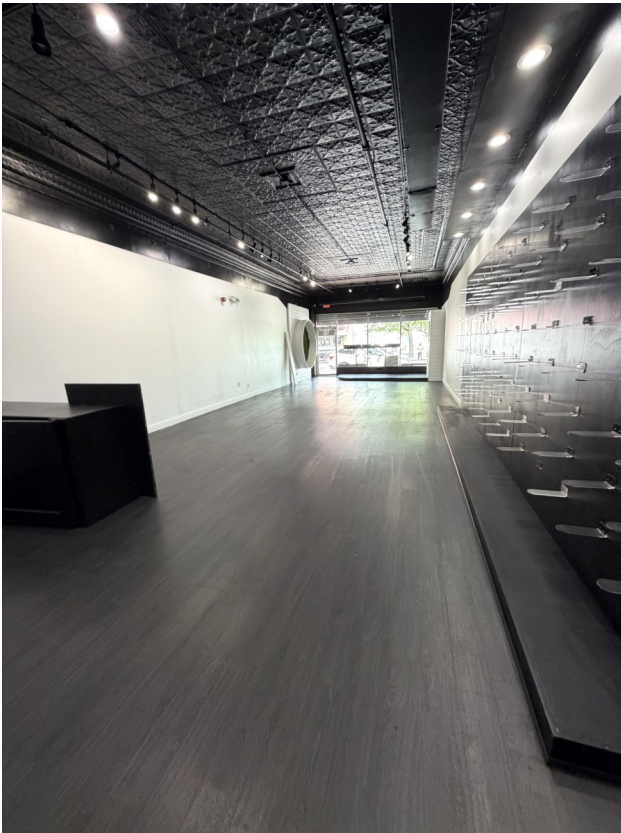
**1,000 +/- S/F Retail/Office Space
Highly visible Location on Main Street
Former Clothing Store
Open Floorplan with High Ceilings
Asking \$1,600 + NNN + Utilities**

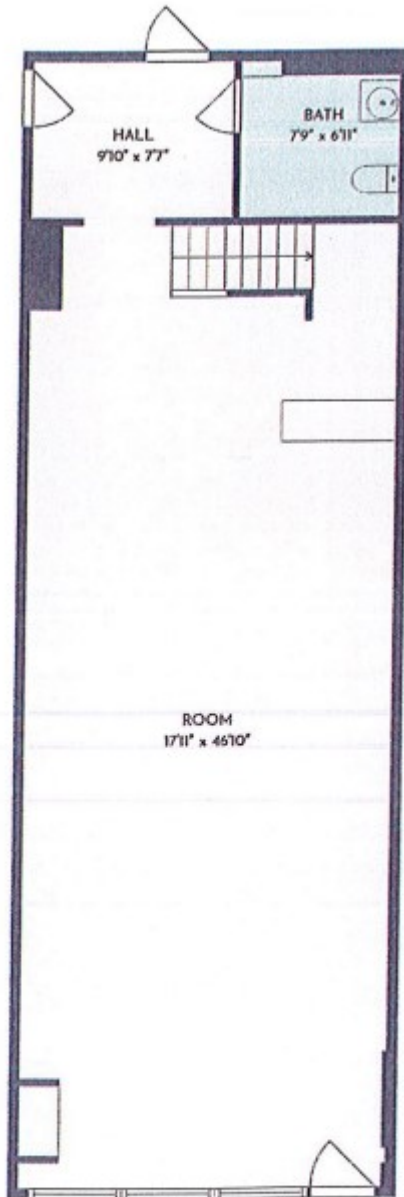
PROPERTY DATA FORM

PROPERTY ADDRESS		18 Main Street	
CITY, STATE		New Britain, CT 06051	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	1,000 +/-	Air Conditioning	CA
Number of floors	2	Sprinkler / Type	Wet
Avail S/F	1,000 +/-	Type of Heat	Gas - Forced Hot Air
		OTHER	
		Acres	.25
		Zoning	CBD
Roof	Rubber	Parking	
Ext. Construction	Brick	TAXES	
Ceiling Height	12'	Assessment	
Date Built	1900	Appraisal	
UTILITIES		Mill Rate	
	Buyer/Tenant to Verify	Taxes	
Sewer	City	TERMS	
Water	City	Lease	\$1,600 + NNN + Utilities
Gas/Oil	Gas		(Nets \$610.82)
Electrical	Eversource		



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TOTAL: 982 sq. ft
1st floor: 982 sq. ft
EXCLUDED AREAS: WALLS: 74 sq. ft