

FOR LEASE



**46 Main Street
Thomaston, CT 06787**

**High-Visibility Downtown Retail & Office Space
Located on Busy Main Street in the Heart of Thomaston's
Vibrant Downtown District**

Units Available

Unit 1: 700 +/- S/F

Ideal for Retail, Office or Professional Users

\$1,000 Monthly + Utilities

Unit 2: 2,286 +/- S/F

Spacious Floor Plan Suitable for a Variety of Business Uses

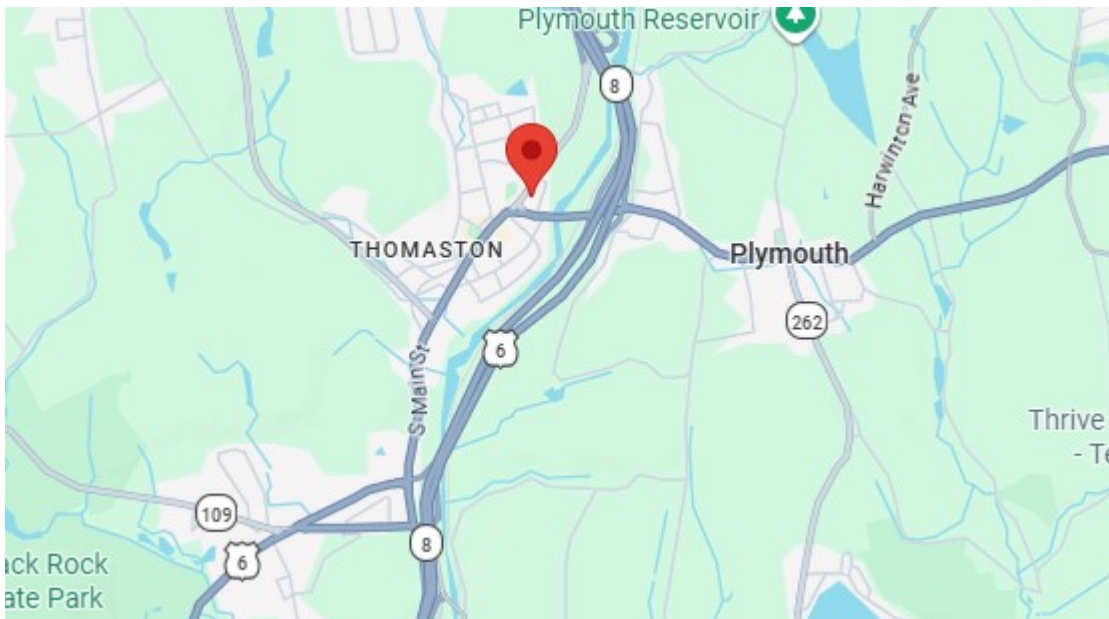
\$3,500 Monthly + Utilities (Heat & Hot Water Included)



Located at Light!

PROPERTY DATA FORM

PROPERTY ADDRESS		46 Main Street	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	5,054 +/-	Air Conditioning	Unit 1: none / Unit 2: C/A
Number of floors	2	Sprinkler / Type	
Avail S/F	2,986 +/-	Type of Heat	Unit 1: Electric / Unit 2 Gas (Incl)
		OTHER	
Ext. Construction		Acres	.12
Ceiling Height		Zoning	GC
Roof		Parking	Street / Rear Lot
Date Built	1882	State Route / Distance To...	
		TAXES	
		Assessment	
		Appraisal	
UTILITIES		Mill Rate	
Sewer	City	Taxes	
Water	City	TERMS	
Gas	Eversource	Lease	Unit 1 \$1,000/mo + Utilities
Electrical			Unit 2 \$3,500/mo + Utilities (Heat/Hot Water Incl)
	Tenant/Buyer to Verify		



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.

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