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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

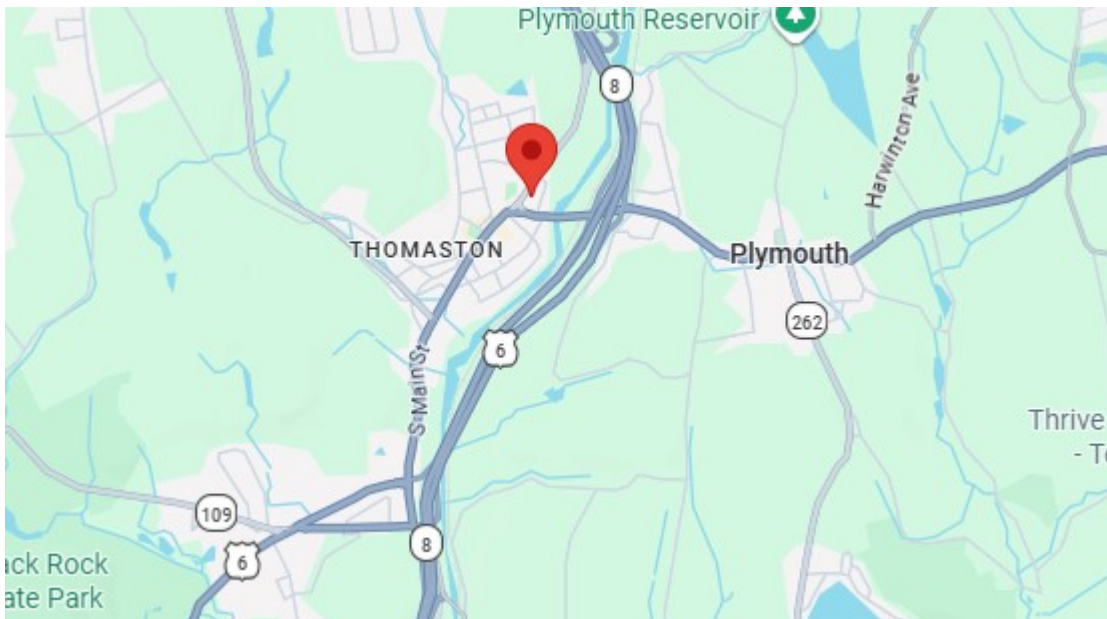
\$3,000 Monthly + Utilities (Heat & Hot Water Included)



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	
		Acres	.12
Ext. Construction		Zoning	GC
Ceiling Height		Parking	Street / Rear Lot
Roof		State Route / Distance To...	
Date Built	1882	TAXES	
		Assessment	
UTILITIES	Tenant/Buyer to Verify	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Eversource	TERMS	
Electrical		Lease	Unit 1 \$1,000/mo + Utilities
			Unit 2 \$3,000/mo + Utilities (Heat/Hot Water Incl)



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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