

FOR SALE/LEASE

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**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)

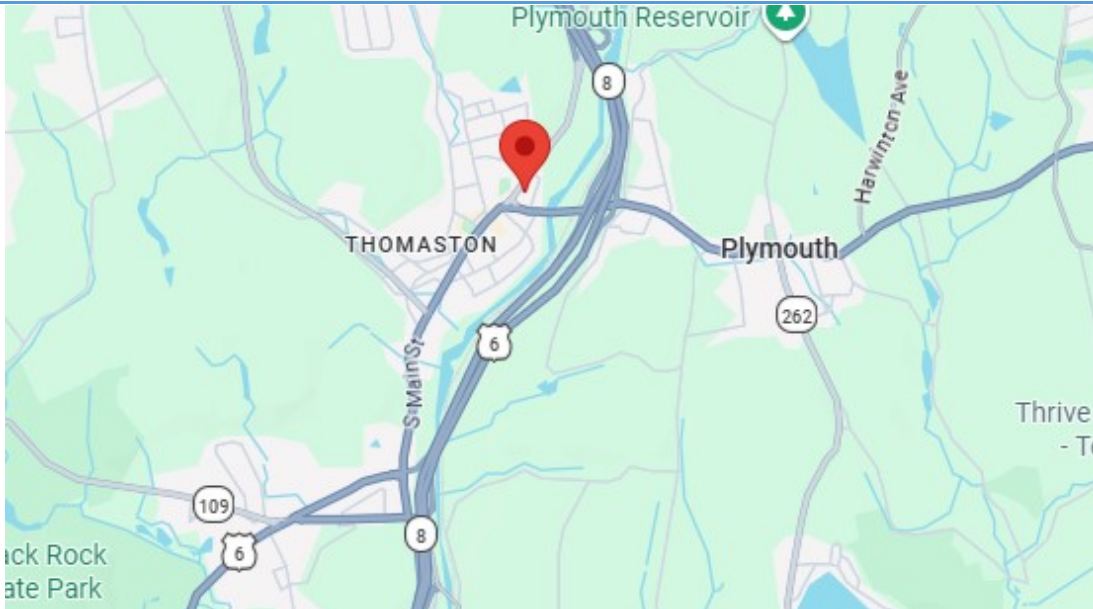
Offered at \$950,000.00



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	\$238,630.00
UTILITIES	Tenant/Buyer to Verify	Appraisal	\$340,900.00
Sewer	City	Mill Rate	27.21
Water	City	Taxes	\$6,493.12
Gas	Eversource	TERMS	
Electrical		Lease	Unit 1 \$1,000/mo + Utilities
			Unit 2 \$3,000/mo + Utilities (Heat/Hot Water Incl)
		Sale	\$950,000.00



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