



**410-416 Main Street, Winchester, CT 06098**

Status: **Active** List Price: **\$10.00**  
**Lease Price Desc.: For An Undefined Time Period**  
 Last Update: **06/25/2020** Orig. List Price: **\$10.00**  
 Days On Market: **42**

County: **Litchfield** Neighborhood: **Winsted**  
 MLS#: **170309903** Sub Property Type(s): **Office, Retail, Other**  
**Commercial For Lease**



[Walkscore is: - - 57](#)

Somewhat Walkable - Some amenities within walking distance.

Description of the Property Containing the Space For Lease

Location:	<b>Highway Access, Downtown</b>	Fronts On:	<b>State Road</b>
Acres:	<b>0.13</b> In Flood Zone:	Elevation Certificate:	
Zoning:	<b>TC</b>	Conforming Use:	
Year Built:	<b>1878</b> Number of Units: <b>1</b>	Number of Tenants:	

Description of the Space For Lease

Present Use:	<b>Book store</b>	Potential Use:	
Stories:	<b>1</b> Ceiling Height:	Restrooms:	<b>3</b>
Business Included:	<b>No</b>	Overhead Doors:	<b>0</b> Loading Docks: <b>0</b>
		ADA Compliant:	

Features

Lot Description:		Flooring:	<b>Vinyl</b>
Construction:	<b>Block, Masonry</b>		
Foundation:	<b>Concrete, Stone</b>		
Roof:	<b>Rubber</b>		
Handicap Features:			
Commercial Features:			
Exterior Feat:	<b>Lighting, Sidewalk</b>		
Avail. Documents:	<b>None</b>		

Utility Information

Available Utilities:	<b>Electric, Gas Available, Telephone, Cable Available</b>		
Electrical Voltage:	Electrical Amperage:	Electrical Phases:	# of Electrical Services:
Heat Type:	<b>Baseboard, Hot Air, Hot Water, Fueled By: Natural Gas</b>		
Cooling:	<b>Central Air</b>		
Water & Sewer Service:	<b>Public Water Connected, Sewage System: Public Sewer Connected</b>		

Parking Information

Covered Spaces:	Uncovered Spaces:	Total Spaces:
Parking Spaces Per 1000 Sq. Ft.	Parking Description: <b>On Street Parking, Off Street Parking</b>	

Square Foot Information

Total Square Feet:	<b>3,928</b>	Square Foot Source:	<b>Public Records</b>	Space is Subdividable:	<b>Yes</b>
Industrial Square Feet:		Office Square Feet:		Residential Square Feet:	
Retail Square Feet:	<b>3,928</b>	Warehouse Square Feet:		Additional Space Available:	<b>No</b>

Lease Information

Monthly Lease Amount:	Buildout Allowance Available: <b>Negoti:</b>
Landlord Options:	
Landlord Requirements:	<b>Credit Check, References Required, Security Deposit, Lease Required, Net-Net-Net Lease</b>
Lease Duration:	<b>Flexible Lease Terms</b> Security Deposit:
Tenant Responsibility:	<b>All Utilities, Credit Check</b>
Landlord Responsibility:	

Unit Descriptions & Features

Type Unit	# Unit	Full Baths	Part Baths	Avg Sqft	Avg Month Rent	# Vacant	Appliances Included
Retail			<b>1</b>				
Retail			<b>1</b>				
Retail			<b>1</b>				

Public Remarks

**This is a tremendous location for your business in one of the nicest buildings on Main Street! Small or large space, this property can accommodate you! It consists of 3 Mercantile units that can be combined into one large space or split according to the**

**attached floor plan. High traffic count, easy on street parking and a traffic light close by so folks won't just zoom by but are paused to browse your storefront. The price is right at \$10.00 per sq ft. So come on by and secure your future!**

Marketing History

Current List Price: <b>\$10.00</b>	Last Updated: <b>06/25/20</b>	Off Market Date:	DOM: <b>42</b>
Previous List Price: <b>\$10.00</b>	Entered in MLS: <b>06/25/20</b>	Bank Owned: <b>No</b>	CDOM: <b>42</b>
Original List Price: <b>\$10.00</b>	Listing Date: <b>06/23/20</b>		

**Information contained in this Smart MLS listing has been compiled from various sources, all of which may not be completely accurate. Smart MLS makes no warranty or representation as to the accuracy of listing information. All information that influences a decision to purchase a listed property should be independently verified by the purchaser. Report Generated on 08/04/2020 12:18:48 PM, Copyright 2020 Smart MLS, Inc. All rights reserved.**