



## 21 W Main St

21 W Main St, Avon, CT 06001



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# 21 W Main St

\$21.82 /SF/Yr

Built in 1825, this historical commercial retail/office building sports a number of features including great visibility to busy roads, paved parking, and all utilities needed on site....



Rental Rate: \$21.82 /SF/Yr

Property Type: Retail

Property Subtype: Storefront Retail/Office

Gross Leasable Area: 2,640 SF

Year Built: 1825

Walk Score ®: 42 (Car-Dependent)

Transit Score ®: 19 (Minimal Transit)

Rental Rate Mo: \$1.82 USD/SF/Mo

## 2nd Floor

Space Available	1,375 SF
Rental Rate	\$21.82 /SF/Yr
Date Available	Now
Service Type	Plus Electric
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Rare commercial office/retail/salon with 1375 square feet available for lease. \$2500 a month. HEAT, parking lot and yard maintenance included. Tenant only pays electric. Located above a CTNow award winning coffee shop called Coffee Trade. Nice outdoor patio area. Space freshly painted. 1 large main area with 4 other rooms. Washer and dryer hookups. One room previously used for hair sinks (plumbing still available). All utilities included except for electricity! Busy Rt 44 central Avon location near shopping, schools, recreation and library. Near Farmington Heritage trail. Great visibility from the road and high traffic! Previously a salon, but can accommodate many other businesses. Don't miss the opportunity to open your business in this great location!

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
The Coffee Trade	1,320	
Vacant former salon	1,375	



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# Property Photos

