

FOR LEASE

**314 Main Street
Oakville, CT 06779**



- **1 ground level retail units available**
- **1,000 S/F**
- **Rent includes gas heat**
- **13,000 vehicles pass by each day on average per DOT**
- **3 miles to I-84**
- **1 mile to Route 8**
- **Busy downtown location**

\$900.00 / month



MATTHEWS COMMERCIAL PROPERTIES LLC.

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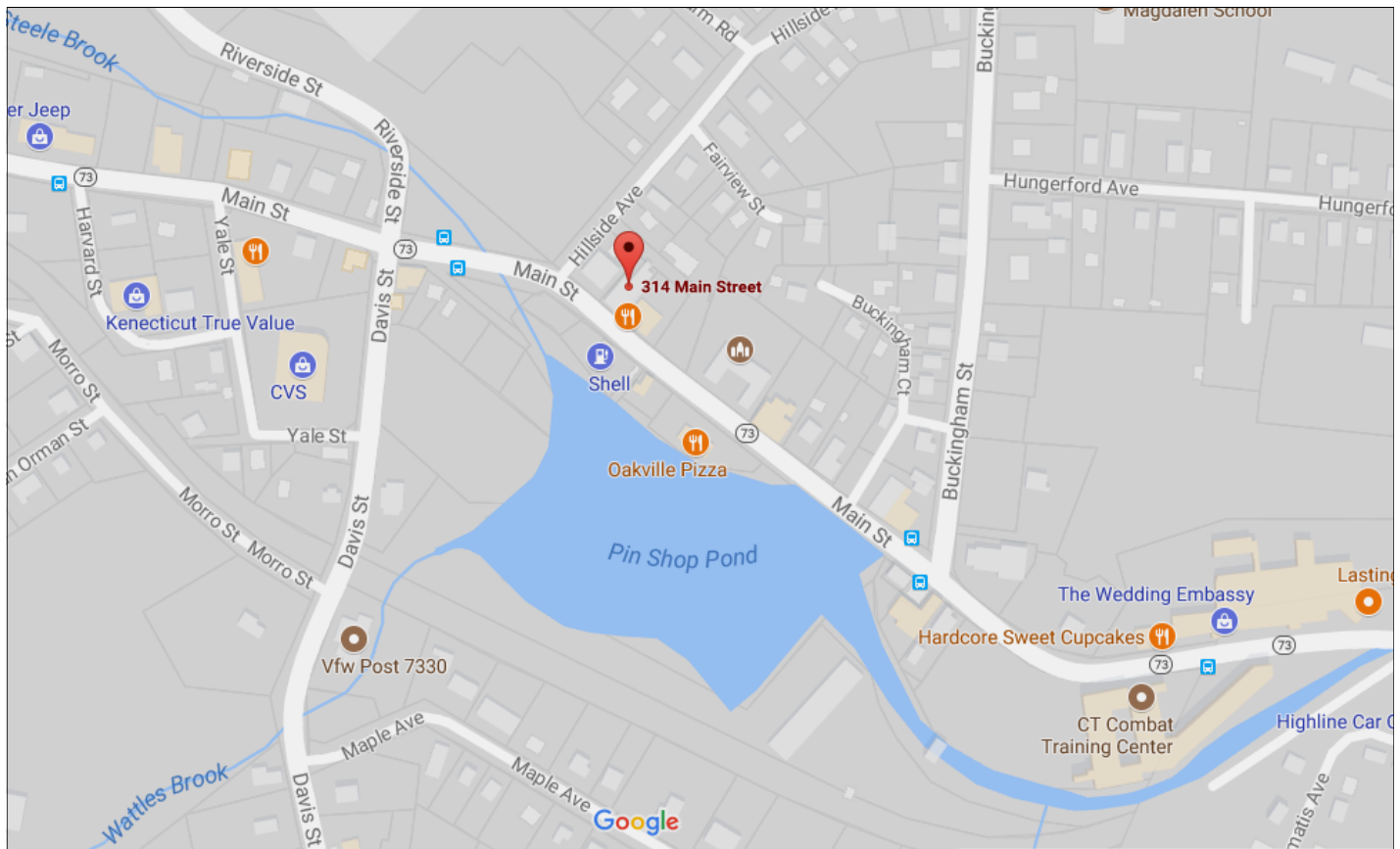
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PROPERTY DATA FORM

PROPERTY ADDRESS	314 Main Street		
CITY, STATE	Oakville, CT 06779		
BUILDING INFO		MECHANICAL EQUIP	
Total S/F	1,000 s/f	Air conditioning	A/C units
Number of floors	1	Sprinkler / Type	No
Avail S/F	1,000 s/f	Type of heat	Gas
Exterior construction	Brick	OTHER	
Interior construction	Drywall / sheet Plywood / panel Carpet	Parking	On street and small parking lot across the street
Ceiling height	10'	Interstate / distance to	I-84 / 3 miles
Roof	Tar / gravel	State Route / distance to	Route 8 / 1 mile
Date built	1985	TERMS	
UTILITIES		Lease rate for Unit 1	\$900.00 / month
Sewer	City		Includes heat
Water	City		
Gas	Yes		
Electric	Yes		

COMMENTS:

1 unit has an ADA bathroom
 The other unit has a non ADA bathroom



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