

612 MAIN STREET – MONROE

VERSATILE RETAIL SPACE ON BEAUTIFUL ROUTE 25!



612 MAIN STREET

MONROE, CT 06468**ASKING RENT: \$15 PER SF NNN****TAX & INS = \$3.66 PER SF +/-****COLDWELL BANKER
COMMERCIAL****“FEBBRAIO GROUP”****SHEILA GARRETT/ TOMMY FEBBRAIO**

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2000 POST ROAD SUITE 200

FAIRFIELD CT 06824

PROPERTY DETAILS

Existing 3000 s/f retail store with direct access to the additional 5,500 of lower level selling/storage space at no extra cost! Excellent street visibility, situated on a corner lot with a traffic light, abundant parking (32 spaces in total), directly on Route 25 with over 20,000 passing cars per day! Additional maintenance fees can be determined by the next tenant. Minimum divisible is 1,800 sf, max contiguous space would include the total building sf of 5,500.

Space Available:
5,500 SF**Rental Rate:**
\$15/SF/Year**Space Type:**
Retail**Lease Type:**
NNN**Date Available:**
Immediately**Location:**
Route 25



CONTACT INFORMATION

For more information, please contact:



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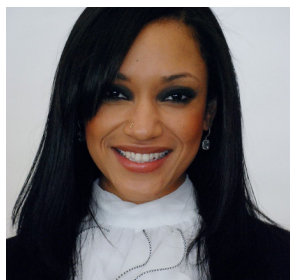
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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property “AS IS” CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer’s choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.