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850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/LEASE



**11 South Main Street
Plymouth, CT 06786**

Retail Space for Lease or Sale

Prime Visibility Along State RT 6

Located Directly Off Main Street

**Versatile Retail Building Offers Strong Exposure, Convenient Access
& Flexible Layout**

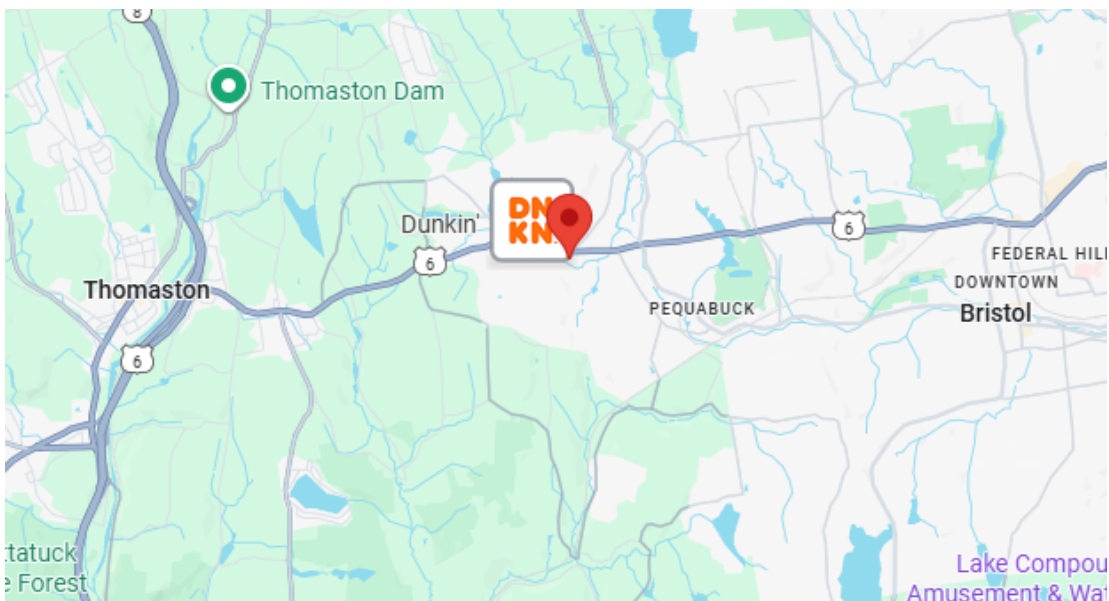
Divisible to 700 S/F & 1,800 S/F (2,500 S/F Total)

Lease Rate \$13 Gross + Utilities

For Sale \$250,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		11 S Main St	
CITY, STATE		Plymouth, CT 06786	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	2,502 +/-	Air Conditioning	Central Air
Number of floors	1 (Basement)	Sprinkler / Type	N/A
Avail S/F	2,502 +/-	Heat Source	FHA
Will Subdivide to	700 S/F & 1,800 S/F	OTHER	
		Acres	.06
		Zoning	C
		Parking	Street
		State Route / Distance To...	
		TAXES	
Ext. Construction	Masonry	Appraisal	\$170,200.00
Ceiling Height	10'	Assessment	\$119,140.00
Roof	Asphalt	Mill Rate	39.57
Date Built	1900	Taxes	\$4,714.38
UTILITIES		TERMS	
Sewer	City	Lease	\$13 Gross + Utilities
Water	City	Sale	\$250,000.00
Gas/Oil	Gas		
Electrical			



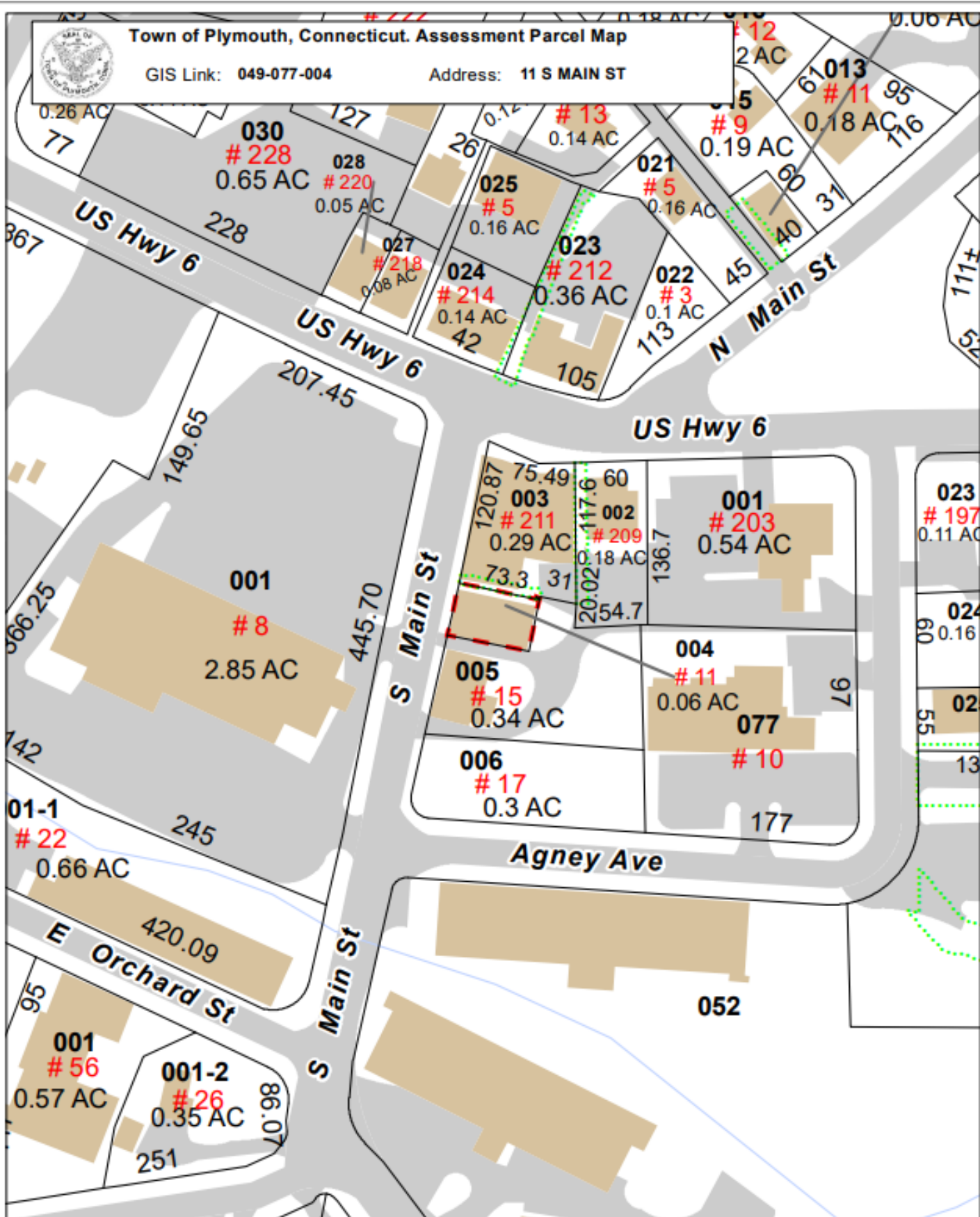
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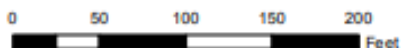
Town of Plymouth, Connecticut. Assessment Parcel Map

GIS Link: 049-077-004

Address: 11 S MAIN ST



1 inch = 100 feet



Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Plymouth and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced: August 2025

