

CONTACT: MICHAEL GRIEDER

E-mail: Mgrieder.gpb@gmail.com

www.GodinPropertyBrokers.com

Phone: 203-577-2277 Fax: 203-577-2100

850 Straits Turnpike, Suite 204

Middlebury, CT, 06762

FOR SALE/LEASE



***1598 East Main Street
Torrington, CT 06790***

**3,193 S/F Professional / Medical Office Space
Along Busy East Main Street
Many Recent Exterior Upgrades
Ideal for Many Office or Retail Uses**

Total Building S/F: 6,504

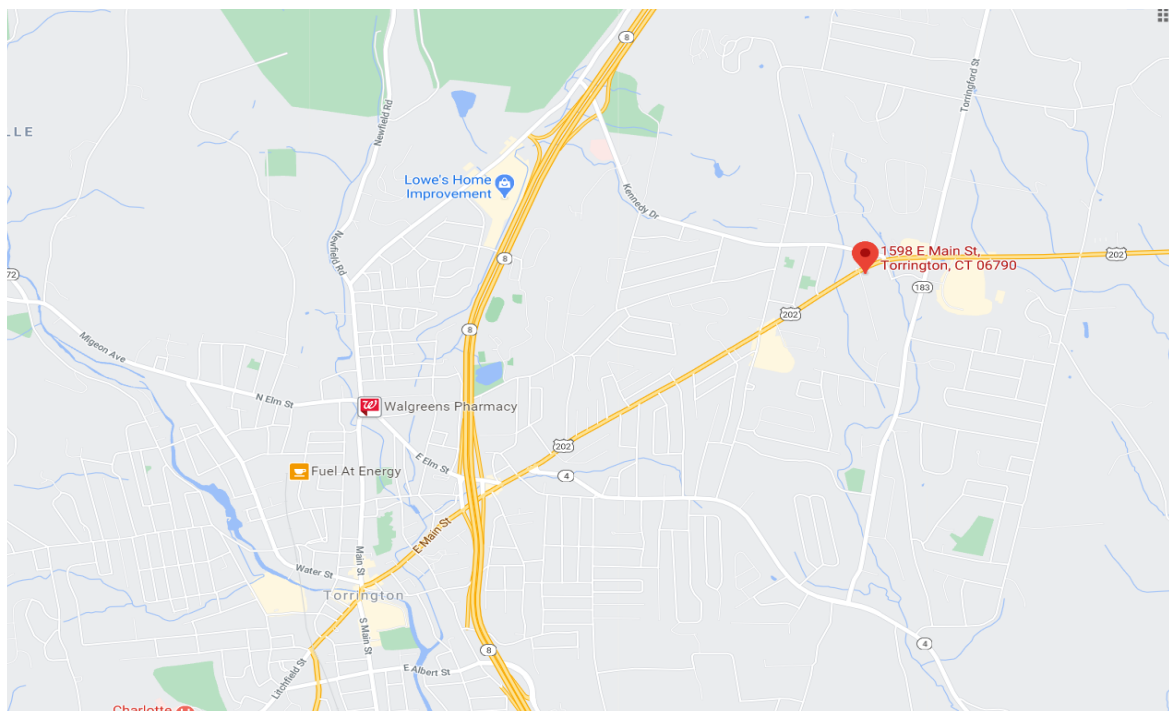
Asking: \$1,495,000.00

Lease rate: \$19.00 NNN + Utilities

PROPERTY DATA FORM

PROPERTY ADDRESS	1598 East Main Street
CITY, STATE	Torrington, CT 06790

BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	6,504	Air Conditioning	Yes
Number of floors	1	Sprinkler / Type	
Avail S/F	3,193	Type of Heat	FHA
Divisible to	3,200	OTHER	
Ext. Construction	Masonry Wood Frame	Acres	1.07
Roof	Asphalt	Zoning	LB
Ceiling Height	9'	Parking	Ample
Date Built	1978	State Route / Distance To...	1 Mile to RT8
		TAXES	
		Assessment	
		Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	City	Lease Rate	\$19.00 NNN + Utilities
Water	City		
Gas	EverSource		
Electrical			



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Godin Property Brokers LLC

★★★★★ Commercial / Industrial



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AVAILABLE – 3,193

Space can be become a more open floor plan

