



# FOR SALE

## 188 Main Street, Monroe, CT

### INVESTMENT OPPORTUNITY

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Corporate Office: 45 South Main Street, Newtown, CT 06470



# Property Information



**Asking Price:**  
\$875,000



**Building Size:**  
9,509+/- RSF



**B-2 zone**



**Tax Amount 2025:**  
\$17,560



**75% Occupied**



**19,400+/- AADT**

Atherton Real Estate Advisors exclusively presents available for Sale 188 Main Street. Great Investment opportunity to purchase a well maintained office building located on heavily trafficked RT-25 with approximately 19,400+/- AADT. Building is approximately 75% occupied with a diverse mix of long term tenants and new lessees. Plenty of on-site parking, and central location on RT-25 in Monroe offers convenient access to CT 111, Merritt Parkway, Trumbull, Newtown, Shelton, Easton and beyond.



## 2023 Cash Flows

### **Income**

Rent	\$119,795.51
Cam Pass-thru	\$152.37
Electric Pass-thru	\$11,046.16
Gas Pass-thru	\$6,491.85
Trash Pass-thru	\$1,697.77
<b>Total Income</b>	<b>\$139,183.66</b>

### **Expenses**

Job Expense	\$7,897.95
Maintenance	\$6,715.86
Landscaping	\$4,105.11
Snow Removal/Sanding	\$2,369.47
HVAC	\$1,746.73
Insurance	\$6,813.00
Administrative Expense	\$3,589.59
Electricity	\$11,898.73
Gas	\$6,424.22
Trash	\$2,237.81
Accounting	\$500.53
Real Estate Taxes	\$19,854.41
Fees/Bonds/License/Permit	\$80.00
Late Fee	(\$277.81)
Supplies/Equipment	\$106.18
<b>Total Expenses:</b>	<b>\$74,061.78</b>

<b>Net Operating Income</b>	<b>\$65,121.88</b>
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## 2025 Rent Roll

Unit #	Unit SF	Tenant	Annual Rent	Actual Rent/SF	Tenant Deposit	Move In	Lease Exp
188A	1,711	The Liberty Co. Insurance Brokers, LLC	\$29,609.88	\$17.31	\$0.00	5/1/2012	4/30/2027
188B	1,272	Achyuta Nidadavolu Edward D. Jones	\$19,325.40	\$15.19	\$0.00	12/1/2010	11/30/2030
188C	1,272	PMS, Inc.	\$20,288.40	\$15.95	\$3,381.40	12/10/2024	2/28/2030
188D	1,148	The Bachrach Group, Ltd.	\$18,310.56	\$15.95	\$3,051.76	1/21/2025	2/28/2029
188E	854	VACANT	\$0.00	\$0.00	\$0.00	-	
188F	1,696	Attorney John P. Fracassini	\$18,656.04	\$11.00	\$4,536.00	1/1/1993	
188G	1,384	VACANT	\$0.00	\$0.00	\$0.00	-	
188H	172	Northwind Designs, LLC (VACANTING soon)	\$8,388.00	\$48.77	\$1,398.00	5/1/2019	4/30/2027
Total:	<b>9,509</b>		<b>\$114,578.28</b>				

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