





## **FOR SALE**

# 188 Main Street, Monroe, CT INVESTMENT OPPORTUNITY

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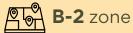
## **Property Information**



Asking Price: \$875,000



Building Size: 9,509+/- RSF





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	Φ440 <b>7</b> 0 Ε Ε4		
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		
Total Income	\$139,183.66		
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		
Total Expenses:	\$74,061.78		
Net Operating Income	\$65,121.88		

## 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:	9,509		\$114,578.28				