



# FOR SALE

## 569 Main Street, Monroe, CT

### OWNER-USER OPPORTUNITY

#### Contacts:

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



# Property Information



**Asking Price:**  
\$949,000



**Building Size:**  
7,863+/- RSF



**B-1 zone**



**Tax Amount 2025:**  
\$17,898



21,600+/- AADT

Atherton Real Estate Advisors exclusively presents available for Sale 569 Main Street. Great Owner-User opportunity to purchase a well maintained office building located on heavily trafficked RT-25 with approximately 21,600+/- AADT. Plenty of on-site parking, and central location on RT-25 in Monroe offers convenient access to surrounding towns. Property has been well maintained, including a new roof that was recently installed.

