

AVAILABLE FOR SALE

501 Pepper Street, Monroe, CT
06468

ATHERTON TEAM

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PROPERTY OVERVIEW

The Atherton Team at BHGRE Commercial exclusively presents available for Sale 501 Pepper St. This Industrial property boasts a 6,000 square foot building currently divided into Four (4), 1,500 SF separately metered units, each unit consisting of high ceilings, a private bathroom, private office and drive in door. Situated on Pepper St. this property has great accessibility to the surrounding area, under a minute away from Route 25, and minutes away from CT-111, Henry Mucci Hwy and more major routes making travel/commuting easy. Two (2), 1,500 SF units are currently vacant making this a great space for an owner-user, while the reaming 3,000 SF are currently leased to One (1) Tenant thru January 2029 with annual increases of Two Percent (2%).

OFFERING SUMMARY:

Sale Price:	\$865,000
Building Size:	6,000 SF
Vacant Space:	3,000 SF
Lot Size:	2.40+/- Acres
Zone:	I-1
Year Built:	2001

KEY FEATURES:

Flex Space: A perfect blend of private office space and high ceiling warehouse space catering to a variety of business needs.

Expansion Potential: Possible opportunity for expansion, allowing your business to grow and thrive.

Location: Great location situated near the Monroe/Newtown border providing seamless travel throughout Monroe and beyond.



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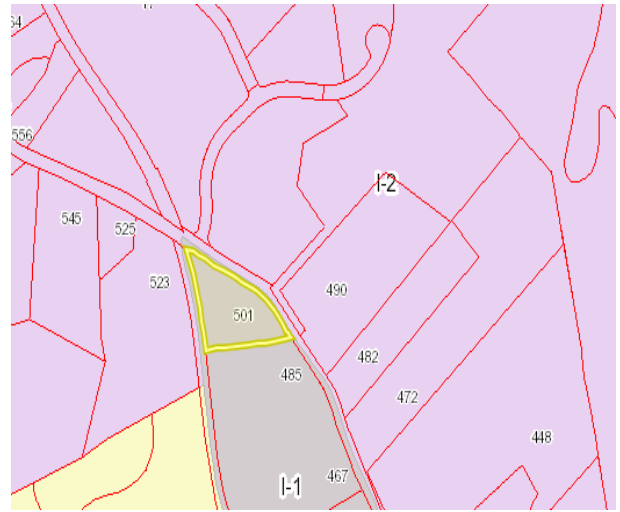
Photos



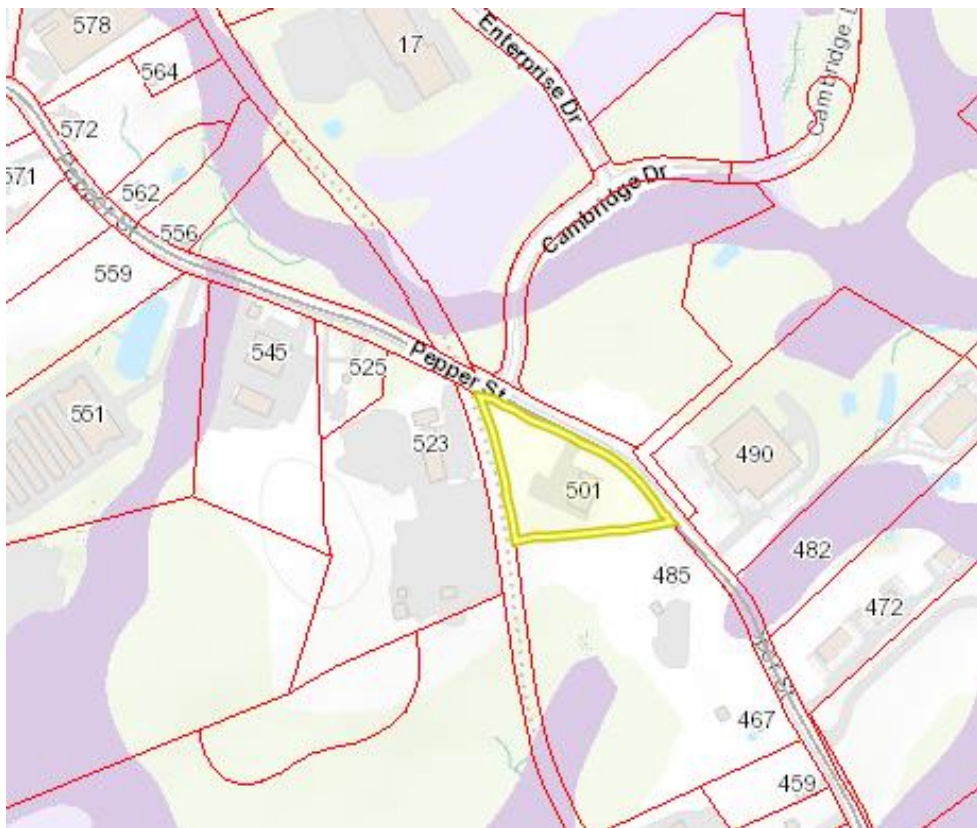
Parcel Maps



Basic parcel Map



Zoning Map



Wetland Soils Map