

FOR LEASE

1 & 7 North Main St., Southington, CT

MATTHEWS COMMERCIAL PROPERTIES



PROPERTY DESCRIPTION

Matthews Commercial Properties is pleased to present 7 North Main St., Southington. This property is located in a desirable area with access to many restaurants and local businesses nearby. There is a large municipal parking lot directly behind and next to the building.

PROPERTY FEATURES

- Suite 203: 402 SF asking \$485 Per Month + \$85 CAMs + Utilities (\$14.48 PSF)
 - 2nd Floor Office
 - Open Space with 1 Sink
 - Salon Suite Opportunity
- Suite 700C: 685 SF asking \$750 Per Month + \$257 CAMs + Utilities (\$13.13 PSF)
 - 1st Floor Retail - Side of Building
- Lower Level: 3,000 SF asking \$2,500 Per Month + \$286 CAMs + Utilities (\$10.00 PSF)

NOAH D. MATTHEWS
203-721-3337
matthewsnoah@gmail.com

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BUILDING

| | |
|-----------------------|------------------------------------------------------------------------------|
| Total SF | 7,759 SF +/- |
| Total Available SF | Suite 203: 402 SF +/- Suite 700C: 685 SF +/- Lower Level: 3,000 SF +/- |
| Exterior Construction | Brick/ Concrete |
| Interior Construction | Drywall/ Vinyl Flooring |
| Year Built | 1957 |
| Ceiling Height | 10' |
| Parking | Large Municipal Parking Lot |
| Zoning | CB |

PROPERTY

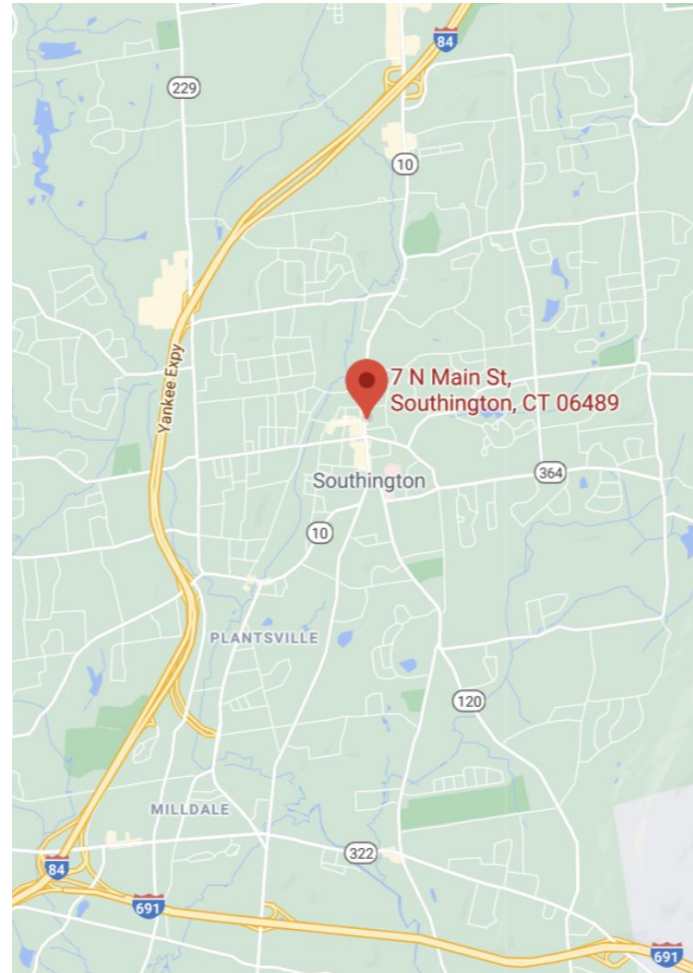
| | |
|--------------------------|-----------------------|
| Lot Size | 0.16 Acres |
| Distance to I-91 & I-691 | 1.7 Miles & 4.2 Miles |

MECHANICALS & UTILITIES

| | |
|-------------------|-----------------|
| Heat Source/ Type | Gas- Forced Air |
| Electric | Eversource |
| Sewer | City |
| Water | City |

TAXES

| | |
|-----------|------------|
| TAXES PSF | \$1.40 PSF |
|-----------|------------|



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819 Straits Tpke, Suite 3B

Middlebury, CT 06762

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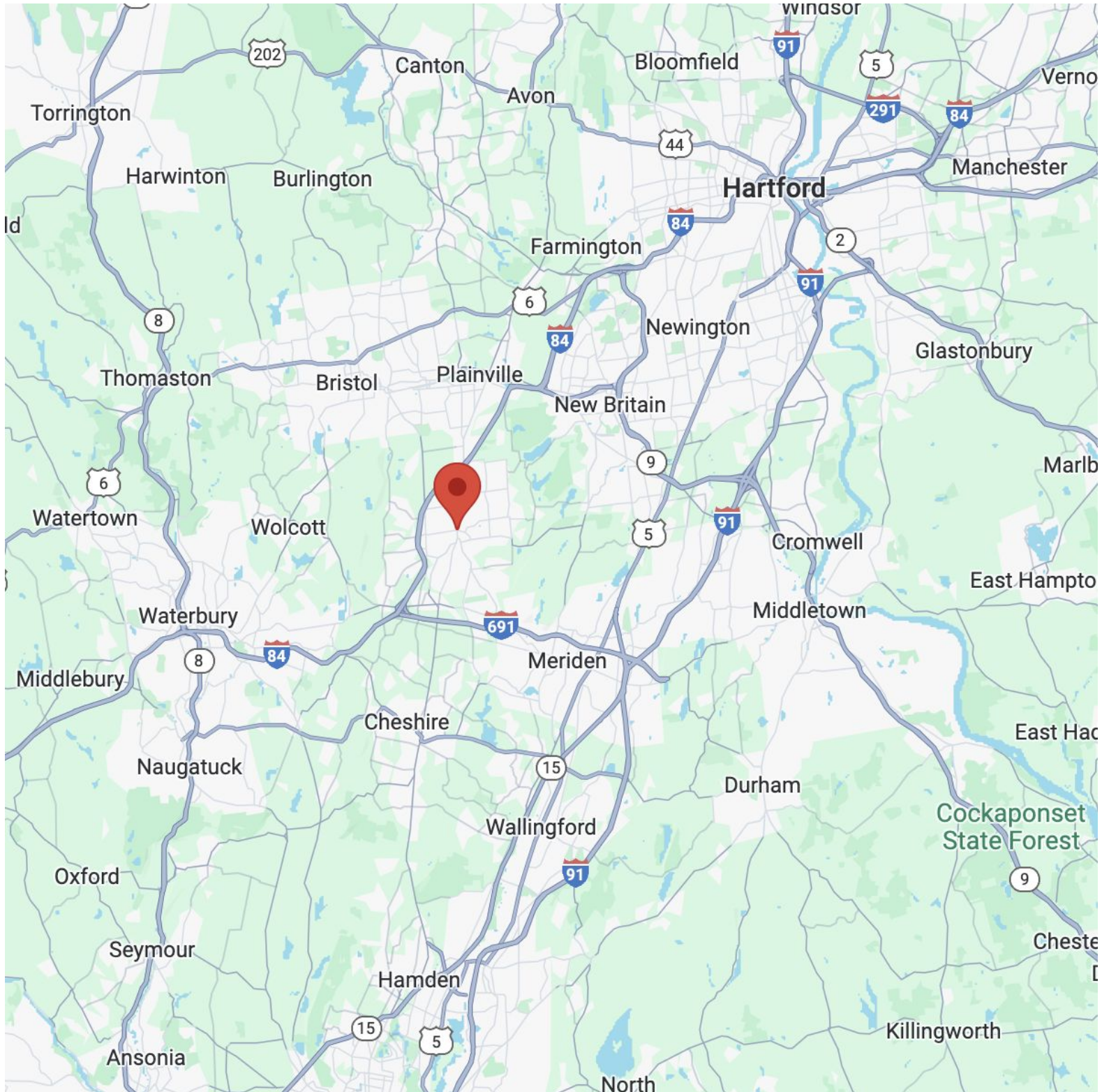
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