1 & 7 North Main St., Southington, CT





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

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal—all without notice. No representation is made or implied by Matthews Commercial Properties or its associates as to the accuracy of the information submitted herein.

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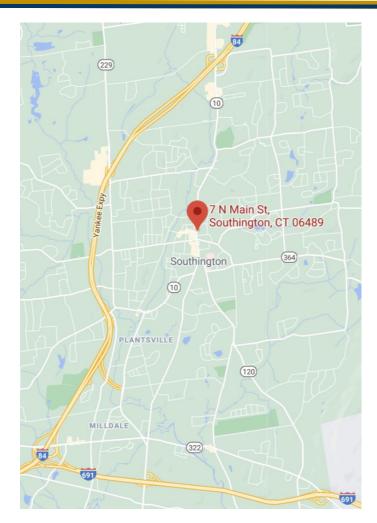
BUILDING		
Total SF	7,759 SF +/-	
Total Available SF	Suite 203: 402 SF +/- Suite 700C: 685 SF +/- Lower Level: 3,000 SF +/-	
Exterior Construction	Brick/ Concrete	
Interior Construction	Drywall/ Vinyl Flooring	
Year Built	1957	
Ceiling Height	10'	
Parking	Large Municipal Parking Lot	
Zoning	СВ	

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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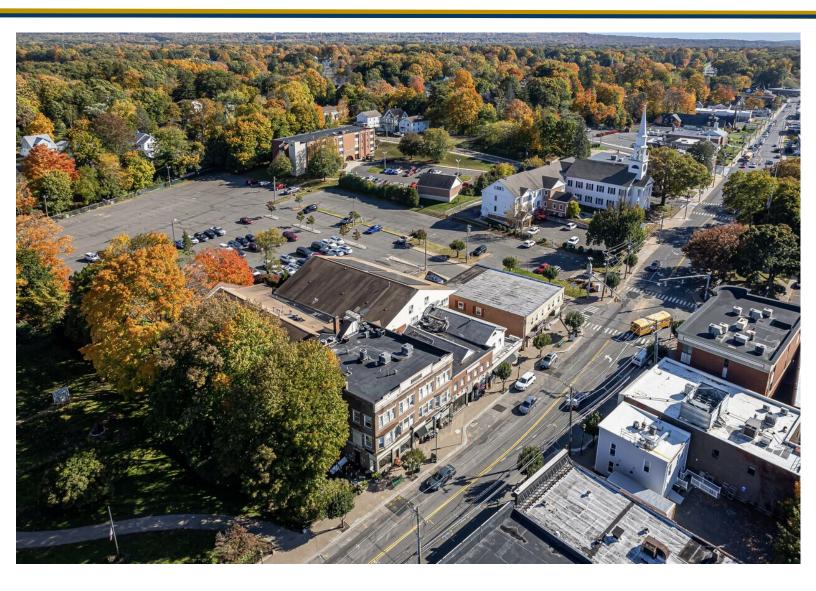


MATTHEWS COMMERCIAL PROPERTIES LLC 819 Straits Tpke, Suite 3B Middlebury, CT 06762 <u>matthewscommercial.com</u>

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FOR LEASE 1 & 7 North Main St., Southington, CT



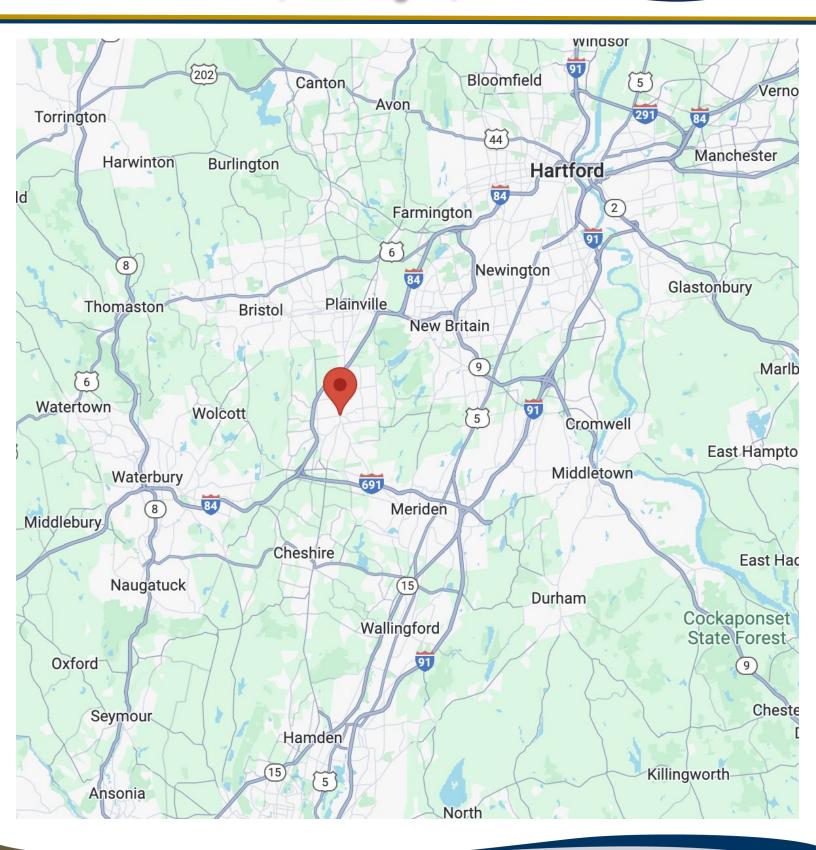


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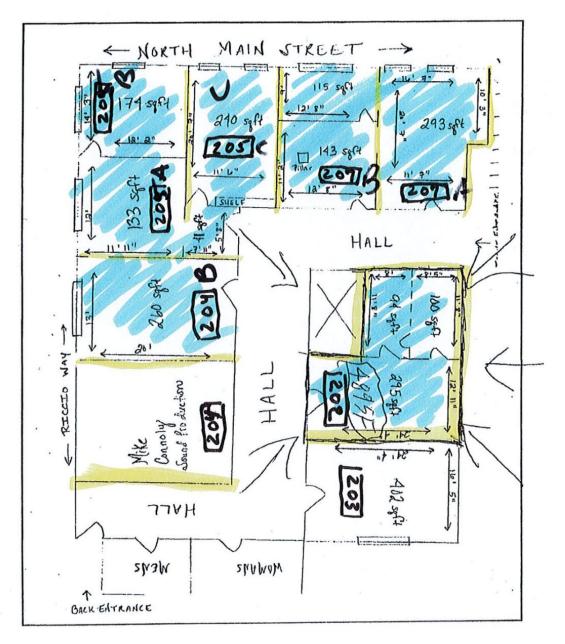
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7 NORTH MAIN STREET SOUTHINGTON, CT



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