

FOR SALE
**2ND GEN. RESTAURANT &
FREE-STANDING DUPLEX APARTMENT**
MONROE, CT

171 Main Street



CONTACT SCRE FOR CONFIDENTIALITY AGREEMENT

HIGHLIGHTS - RESTAURANT

- Second generation restaurant directly on Main Street (Route 25) Monroe, CT
- Structure includes storage, office, three bathrooms and breakroom
- Includes all equipment, antiques, supplies, inventory, chattel and two new reach in coolers
- Completely remodeled (except for the upstairs bathroom), hardwood floors throughout
- 196-unit luxury housing community was approved for development within walking distance

HIGHLIGHTS - APARTMENTS

- One-bedroom oversized unit and a studio unit
- Upstairs windows, carpet, roof, hot water heater all recently replaced
- Both units rented on a month-to-month basis

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