

FOR LEASE

164 Main Street, Oakville, CT 06779



- **2,000 SF+/- located in Retail Location**
- **Will Subdivide (1,400 / 600 SF)**
- **High Traffic Area**
- **Vehicle Count - 13,000 per day**
- **Separate Utilities**

LEASE RATE - 2,000 SF = \$1,600.00 per month plus Utilities

LEASE RATE - 1,400 SF = \$1,200.00 per month plus Utilities

LEASE RATE - 600 SF = \$ 600.00 per month plus Utilities

Contact:

NICK LONGO / neegall@aol.com

Cell - 203.578.0208 / Office - 203.753.5800

MATTHEWS COMMERCIAL PROPERTIES

matthewscommercial.com

FOR LEASE

164 Main Street, Oakville, CT 06779

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BUILDING

| | |
|-----------------------|-------------|
| Total Available SF | 2,000 SF+/- |
| Will Subdivide to | 1,450 SF |
| Exterior Construction | Block |
| Roof | Rubber Flat |
| Interior Construction | Sheetrock |
| Year Built | 1985 |
| Ceiling Height | 9' |
| Parking | Off Street |
| Zoning | BC |

PROPERTY

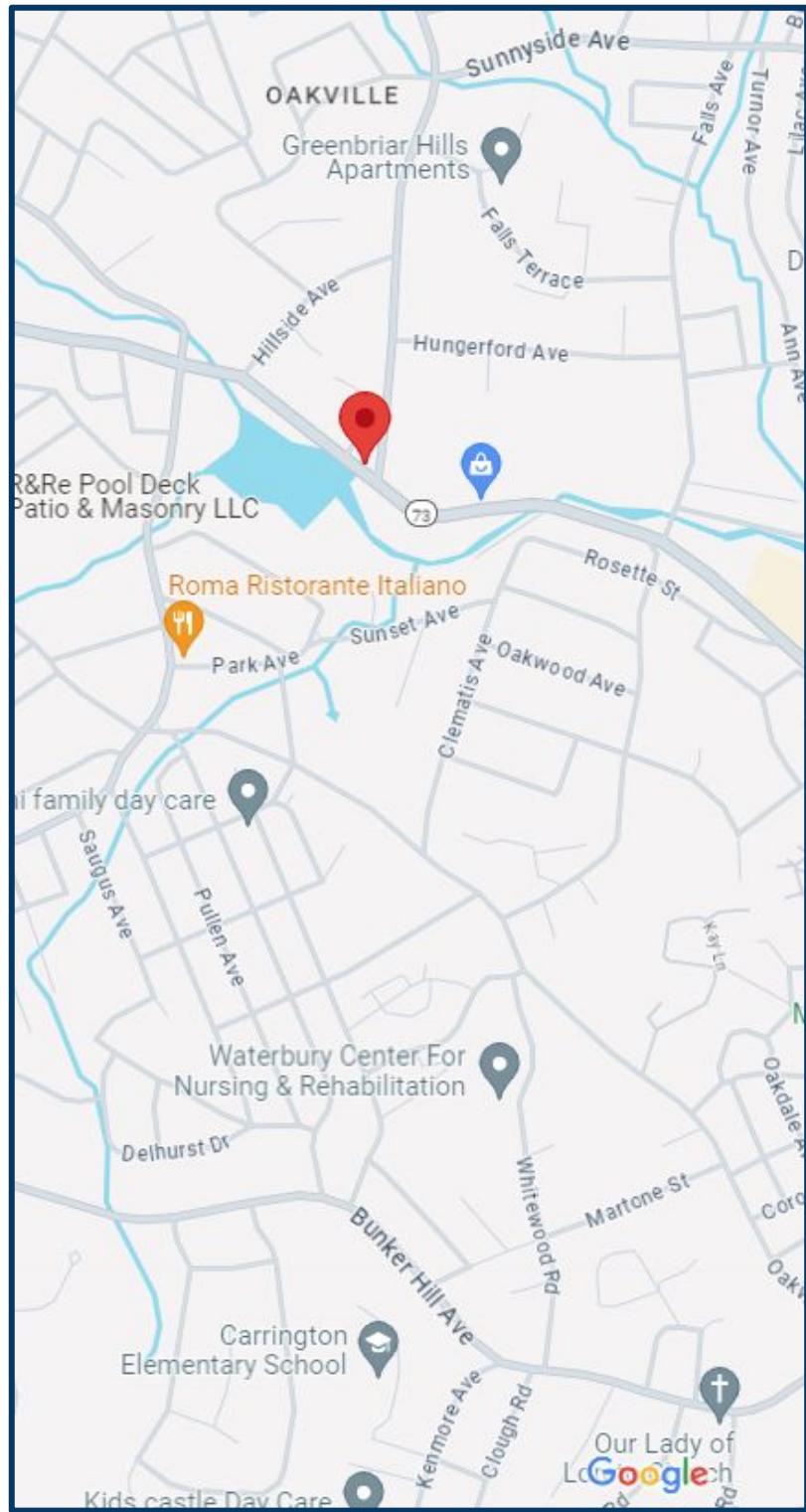
| | |
|-------------------------|--------------------------------|
| Lot Size | 0.71 acres |
| Distance to I-84 & RT-8 | I-84 / 3 miles, Rt. 8 / 1 mile |

MECHANICALS & UTILITIES

| | |
|-------------------|--------------------------|
| Heat Source/ Type | Hot Air - Gas |
| A/C | Wall |
| Electric | 100 Amps, Phase / Single |
| Gas | City |
| Sewer | City |
| Water | City |

TERMS

| | |
|------------|--|
| Lease Rate | \$1,600 plus Utilities = 2,000 SF \$1,200 plus Utilities = 1,400 SF \$ 600 plus Utilities = 600 SF |
|------------|--|



MATTHEWS COMMERCIAL PROPERTIES LLC

819 Straits Tpke, Suite 3B

Middlebury, CT 06762

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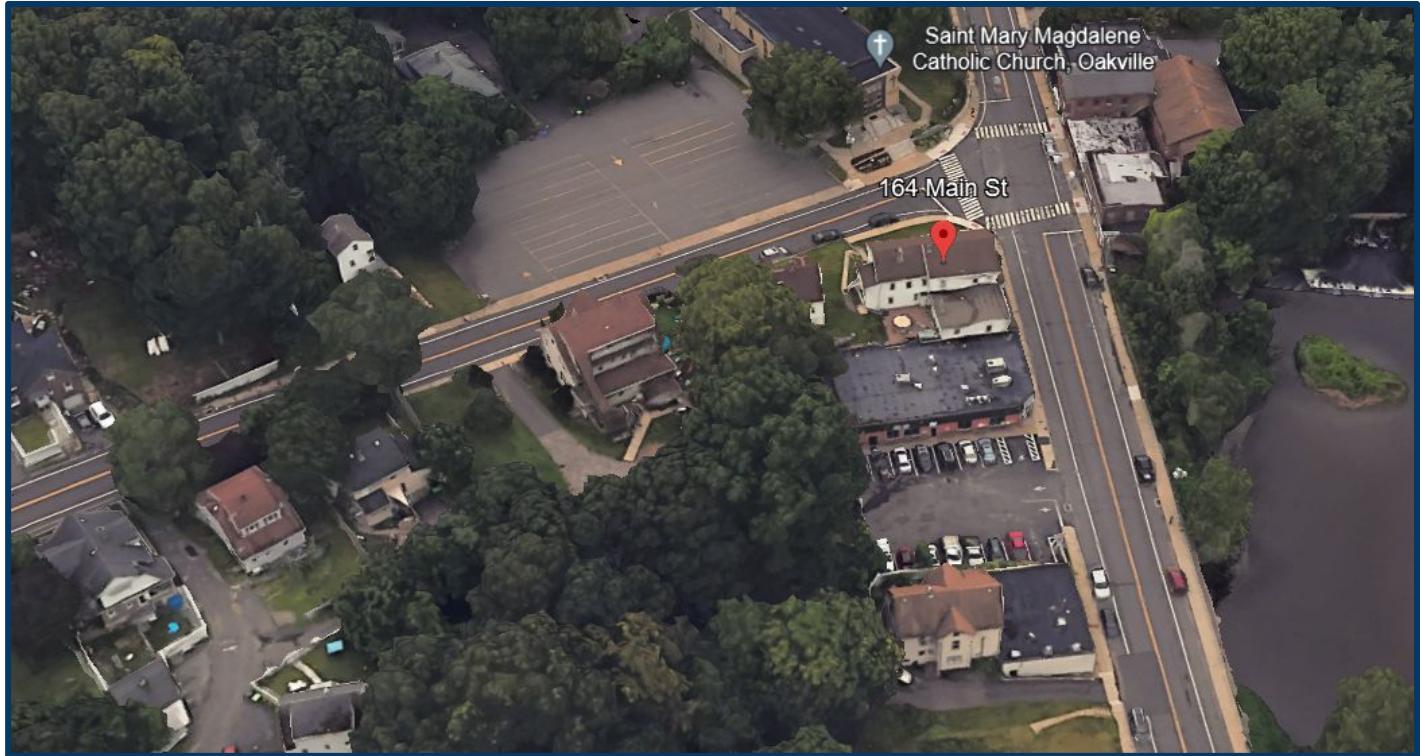
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