

# FOR LEASE

164 Main Street, Oakville, CT 06779

MATTHEWS COMMERCIAL PROPERTIES



- 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:

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matthewscommercial.com

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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

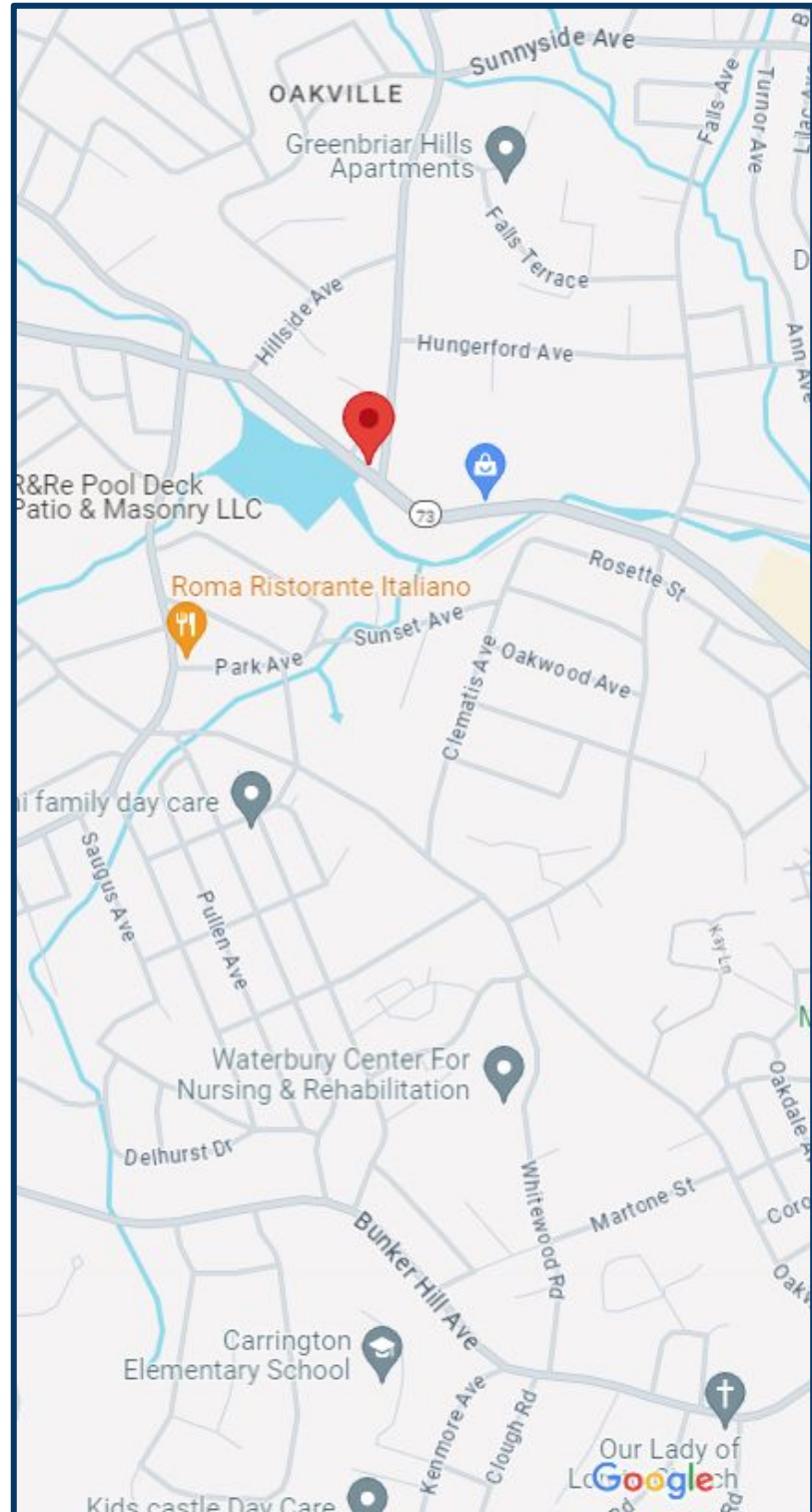
Lot Size	0.71 acres
Distance to I-84 & RT-8	I-84 / 3 miles, Rt. 8 / 1 mile

## 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
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819 Straits Tpke, Suite 3B  
Middlebury, CT 06762  
[matthewscommercial.com](http://matthewscommercial.com)

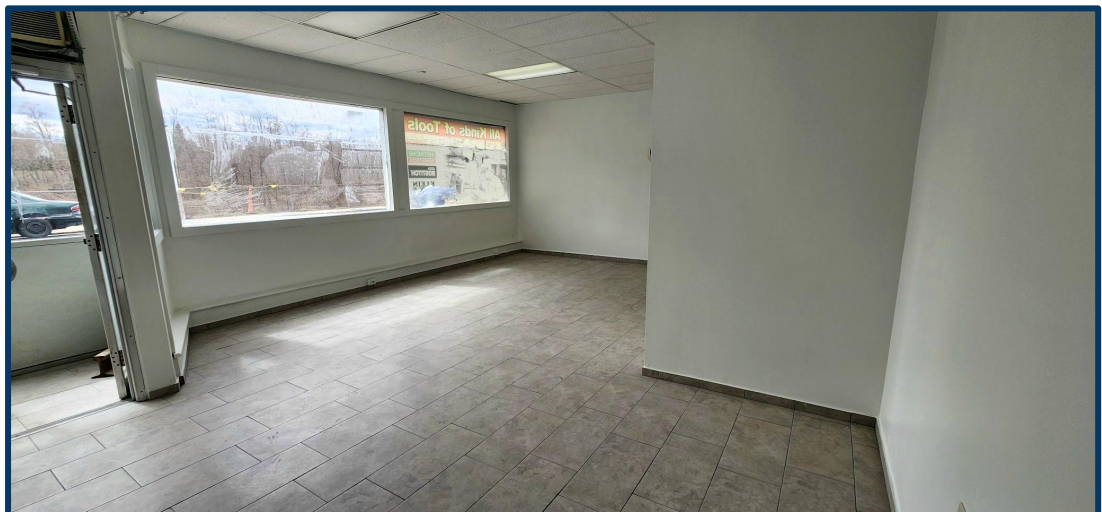
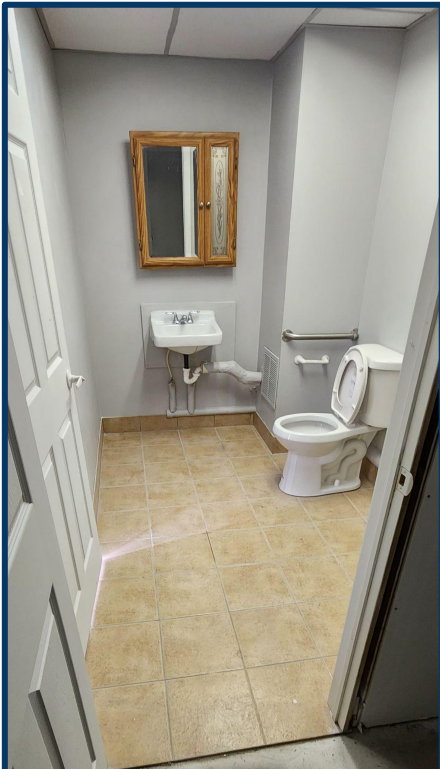
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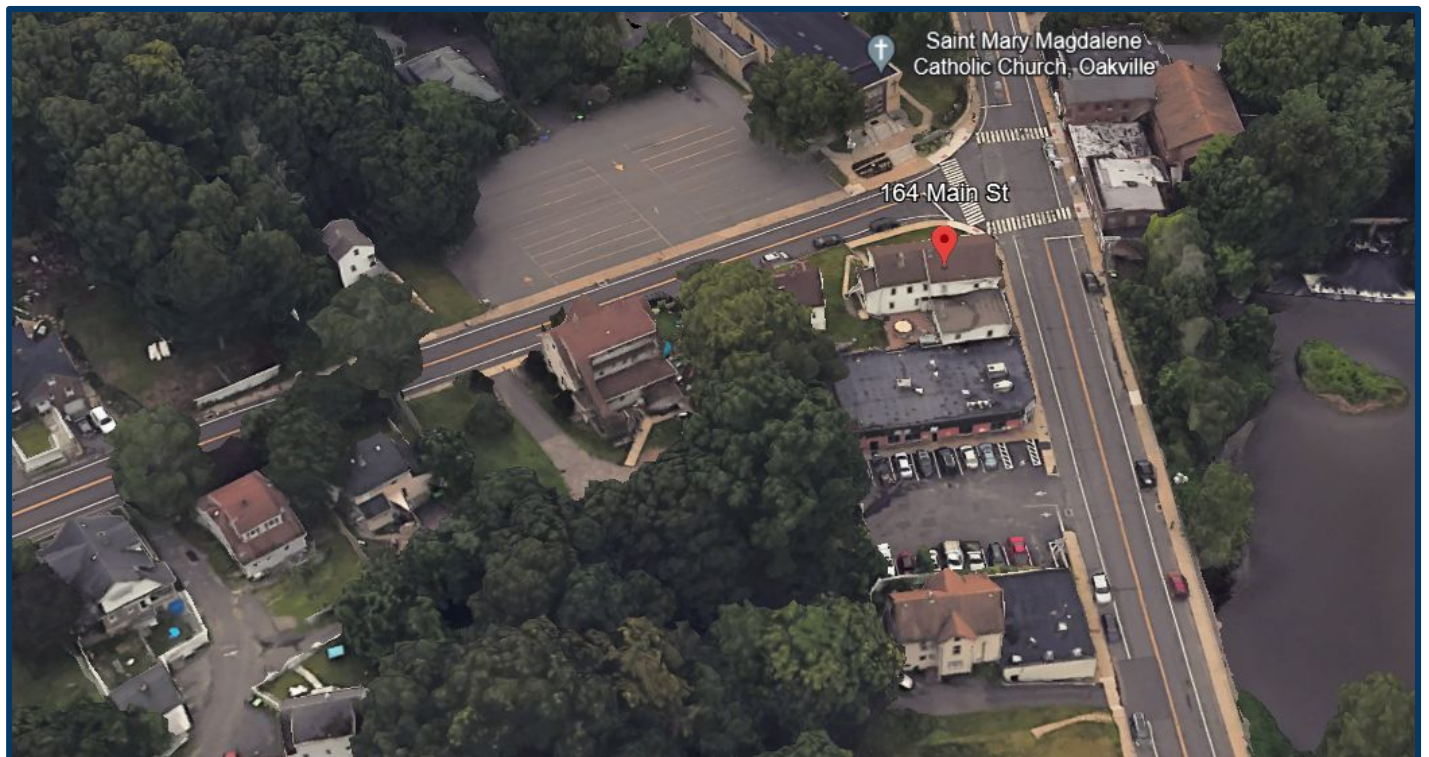
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