

OFFICE BUILDING FOR SALE / LEASE

569 Main Street, Monroe, CT

Owner will consider holding the mortgage

PRICE REDUCTION!



To arrange a tour contact:
Bruce Wettstein, SIOR
203-226-7101 Ext 2
bruce@vidalwettenstein.com



VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

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GREAT OPPORTUNITY FOR OWNER/USER

PROPERTY DETAILS For Sale or Lease

Building Area: 7,863± SF 3 story office design
Ground floor is partially finished, previously used by a salon.
2nd and 3rd floors have a total of 15 individual offices that can easily be reconfigured.

Land Area: 2.71 acre

Zoning: B1

Parking: Abundant

HVAC: Central A/C and Heating for all 3 floors.

Heating: Heating is oil, tank is above ground

Water/ Sewer: City water, septic system

Sale Price: ~~\$1,395,000.00~~ \$979,000

Taxes: \$17,897. Lease rate: \$10.00 NNN



- Security system and fire alarm
- Heating is oil, tank is above ground
- Irrigation system for lawn

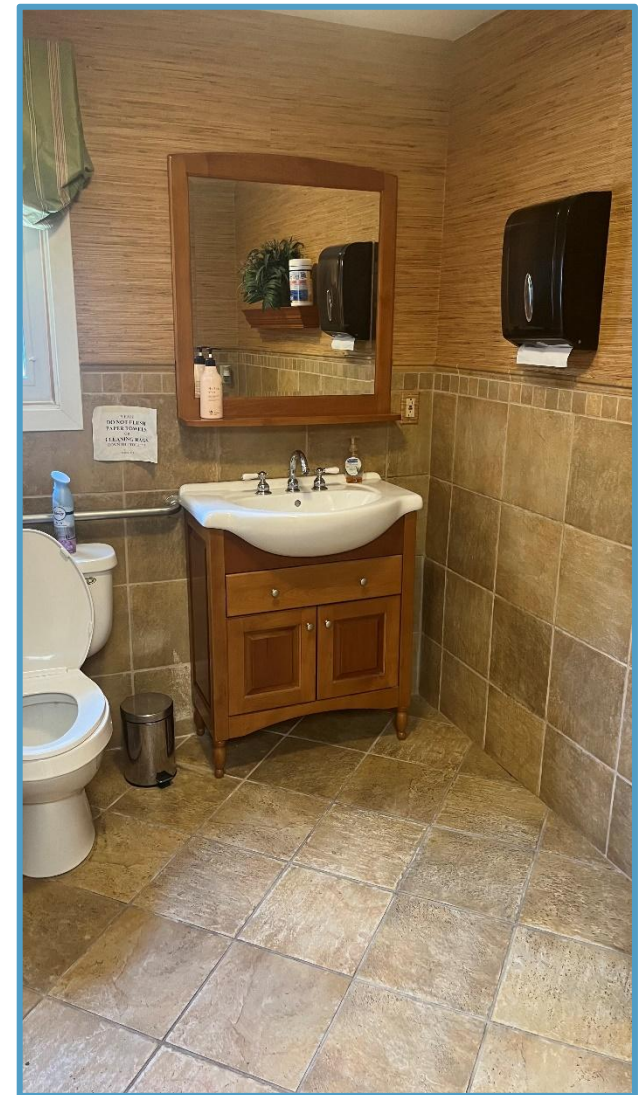


Location:
4 miles to Route 25 Connector
6 miles to Route 84

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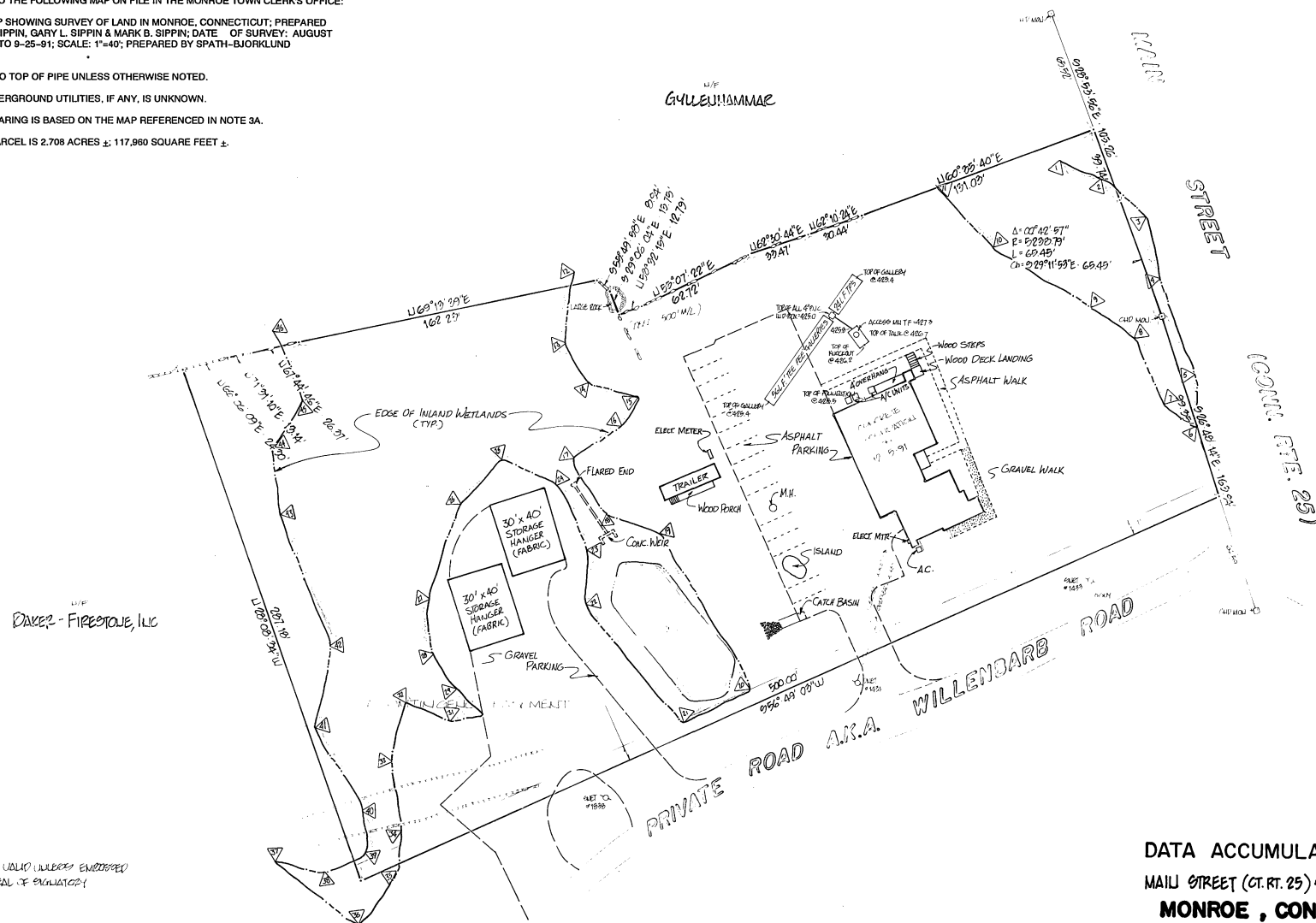
569 Main Street, Monroe, CT



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Site Plan

- 2.) THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
- 3.) REFERENCE IS MADE TO THE FOLLOWING MAP ON FILE IN THE MONROE TOWN CLERK'S OFFICE:
A.) R.M. #2212: MAP SHOWING SURVEY OF LAND IN MONROE, CONNECTICUT; PREPARED FOR DAVID B. SIPPIN, GARY L. SIPPIN & MARK B. SIPPIN; DATE OF SURVEY: AUGUST 1988, REVISED TO 9-25-91; SCALE: 1"=40'; PREPARED BY SPATH-BJORKLUND ASSOCIATES.
- 4.) ALL ELEVATIONS ARE TO TOP OF PIPE UNLESS OTHERWISE NOTED.
- 5.) THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN.
- 6.) THE NORTH ARROW BEARING IS BASED ON THE MAP REFERENCED IN NOTE 3A.
- 7.) TOTAL AREA OF THE PARCEL IS 2.708 ACRES ±, 117,960 SQUARE FEET ±.



THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF EVALUATOR

DATA ACCUMULATION PLAN

MAIL STREET (CT. RT. 25) & WILLENBARK ROAD

MONROE, CONNECTICUT

PREPARED FOR

THOMAS A. BRIGANTE JR. & LINDA BRIGANTE

VIDAL/WETTENSTEIN, LLC



SIORE Individual Members
Society of Industrial & Office Realtors

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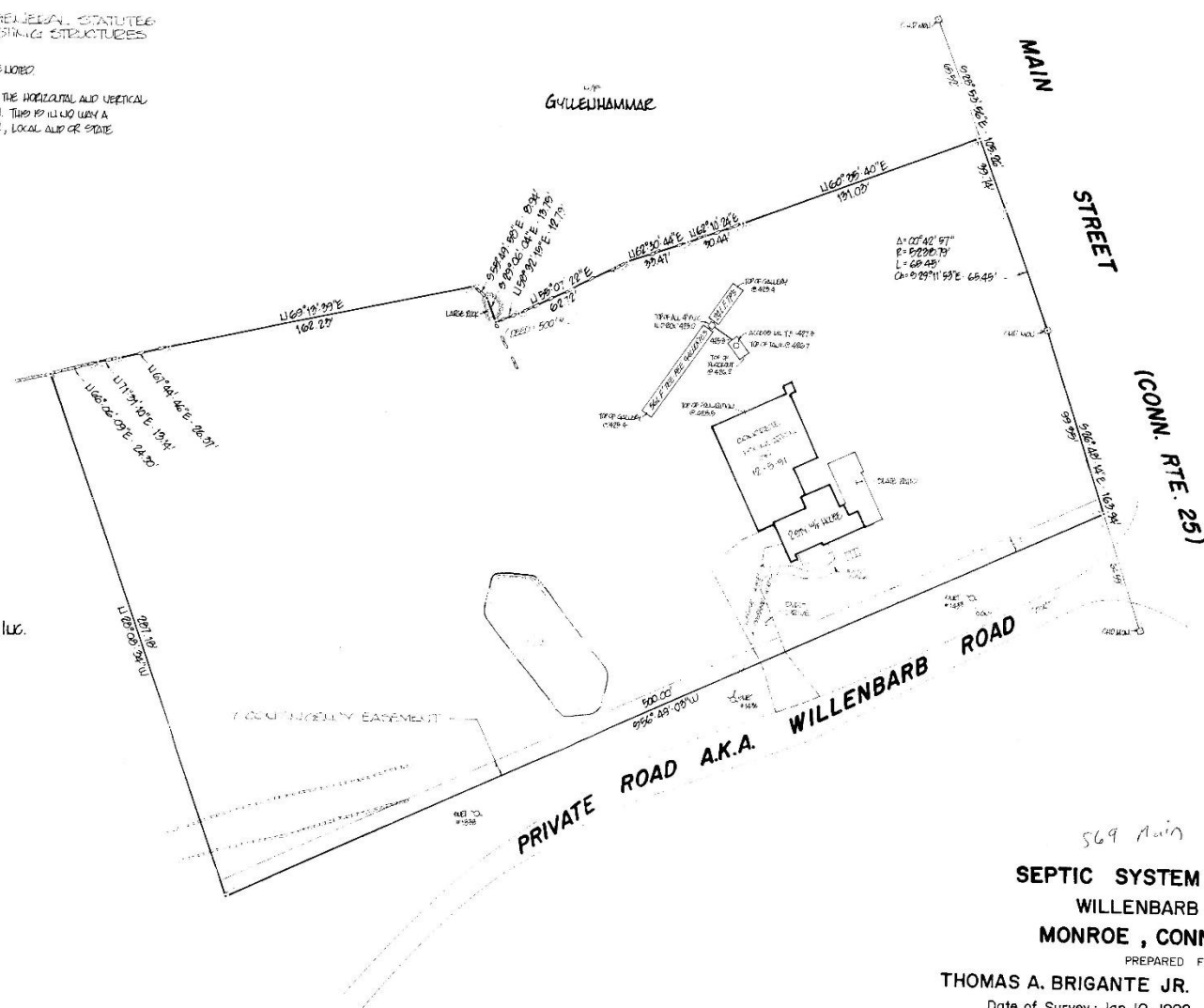
Septic As Built

- 2) REFERENCE IS MADE TO CONN. GENERAL STATUTES SECTION 8-120A REGARDING EXISTING STRUCTURES MORE THAN THREE YEARS OLD.
- 3) ALL ELEVATIONS ARE TO TOP OF PIPE UNLESS OTHERWISE NOTED.
- 4) THE ORLE PURPOSE OF THIS 'AS-BUILT' PLAN IS TO SHOW THE HORIZONTAL AND VERTICAL LOCATION OF THE SEPTIC SYSTEM AS OF THE DATE SHOWN. THIS IS TO BE USED WITH A CERTIFICATION OF CONFORMANCE TO ANY APPLICABLE LAW, LOCAL AND OR STATE REGULATIONS/HEALTH CODES.

Davey - Firestone, Inc.

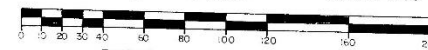
THIS MAP IS NOT VALID UNLESS ENDORSED WITH THE SEAL OF SURVEYOR.

Approved As Built



569 Main
SEPTIC SYSTEM 'AS-BUILT'
WILLENBARB ROAD
MONROE, CONNECTICUT

PREPARED FOR
THOMAS A. BRIGANTE JR. & LINDA BRIGANTE
Date of Survey: Jan. 10, 1992 Scale: 1"=40'



569 Main Street, Monroe, CT

GIS Map



Monroe, Connecticut

General

ACS, 2018–2022	Monroe	State
Current Population	18,851	3,611,317
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	723	746
Number of Households	6,114	1,409,807
Median Age	43	41
Median Household Income	\$145,714	\$90,213
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	1,910	
Local Government		95%
2 Other Services (except Public Admin)	1,079	
Private Households		37%
3 Retail Trade	951	
Food and Beverage Stores		31%
4 Manufacturing	826	
Computer & Electronic Product Mfg		41%
5 Accommodation and Food Services	703	
Food Services and Drinking Places		99%
Total Jobs, All Industries	8,270	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	173	172	206	239	267

Total Active Businesses 2,033

Key Employers

Data from Municipalities, 2024

- Victorinox Swiss Army
- Biomerics NLE, LLC
- Sippin Energy Products
- Church Hill Classics LTD
- Production Metals

Demographics

ACS, 2018–2022

Age Distribution

	Monroe	State
Under 10	2,192	11%
10 to 19	2,857	13%
20 to 29	1,833	13%
30 to 39	1,851	13%
40 to 49	2,382	12%
50 to 59	3,582	14%
60 to 69	2,363	13%
70 to 79	1,153	7%
80 and over	638	4%

Race and Ethnicity

	Monroe	State
Asian	4%	5%
Black	1%	10%
Hispanic or Latino/a	4%	17%
White	88%	64%
Other	2%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Monroe	State
English	77	84%
Spanish	3	12%

Educational Attainment

	Monroe	State
High School Diploma Only	20	26%
Associate Degree	8	9%
Bachelor's Degree	23	28%
Master's Degree or Higher	19	26%

Housing

ACS, 2018–2022

	Monroe	State
Median Home Value	\$456,800	\$323,700
Median Rent	\$1,407	\$1,374
Housing Units	6,451	1,531,332

	Monroe	State
Owner-Occupied	66	93%
Detached or Semi-Detached	65	90%
Vacant	5	8%

Schools

CT Department of Education, 2023-24

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Monroe School District	PK-12	3,470	76	99%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022-23

	Math	ELA
Monroe School District	64%	73%
Statewide	42%	48%

Monroe, Connecticut

Labor Force

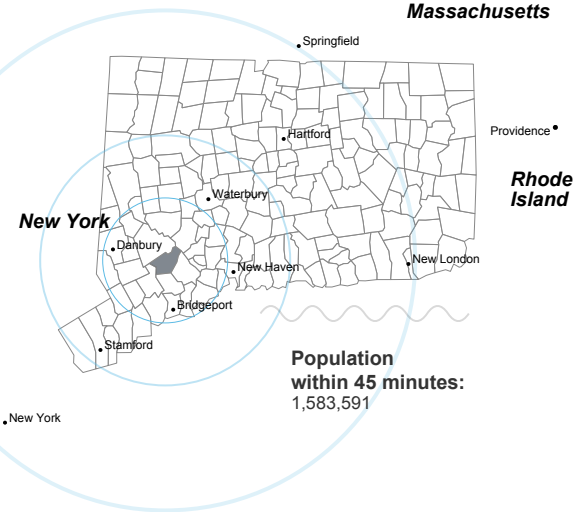
CT Department of Labor, 2023

	Monroe	State
Employed	9,635	1,822,090
Unemployed	381	71,113

Unemployment Rate	4%
Self-Employment Rate*	9%

*ACS, 2018–2022

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2018–2022

	Monroe	State
Mean Commute Time *	32 min	26 min
No Access to a Car	3%	9%
No Internet Access	5%	8%

Commute Mode

Public Transport	2%
Walking or Cycling	1%
Driving	80%
Working From Home *	13%

Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$98,907,792
Property Tax Revenue	\$79,305,702
per capita	\$4,216
per capita, as % of state avg.	131%
Intergovernmental Revenue	\$17,496,142
Revenue to Expenditure Ratio	106%

Municipal Expenditure

Total Expenditure	\$93,276,073
Educational	\$64,973,834
Other	\$28,302,239

Grand List

Equalized Net Grand List	\$3,176,321,139
per capita	\$169,277
per capita, as % of state avg.	104%
Commercial/Industrial Share of Net Grand List	10%
Actual Mill Rate	35.48
Equalized Mill Rate	24.91

Municipal Debt

Moody's Rating (2023)	Aa2
S&P Rating (2023)	AAA
Total Indebtedness	\$25,902,686
per capita	\$1,380
per capita, as % of state avg.	51%
as percent of expenditures	28%
Annual Debt Service	\$6,212,908
as % of expenditures	7%



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advancect.org/site-selection/ct-sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

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