



HOULIHAN LAWRENCE
WARECK D'OSTILIO

New Haven * Milford * Woodbridge * Branford * Old Saybrook

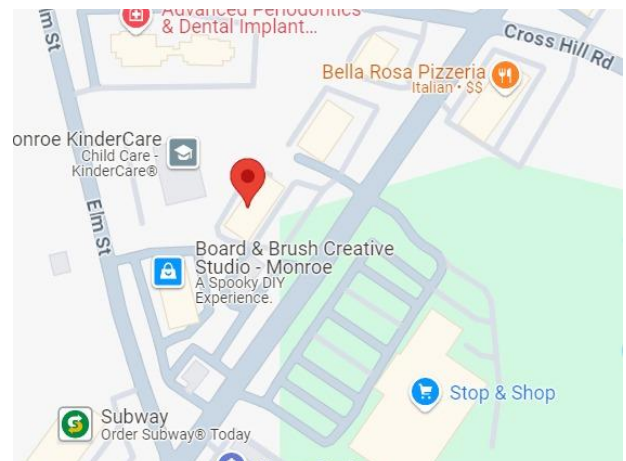
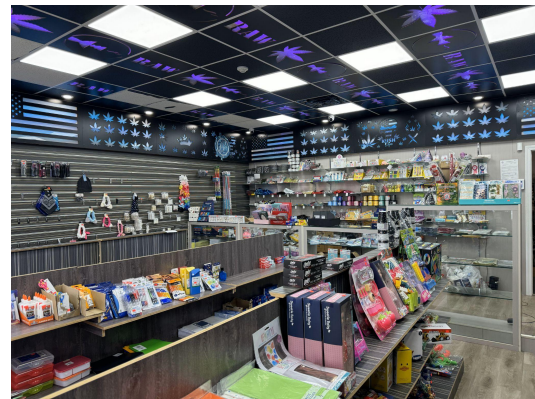
1,100 +/- SF RETAIL SPACE FOR LEASE!!



**RETAIL FOR LEASE
\$2,700 + Util.**

483 Monroe Tpke, Monroe CT 06468

- Storefront on busy RT 111
- 1,100 SF +/- Perfect space for a retail shop
- 1 bathroom
- Large Back Room for storing inventory



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Property Information

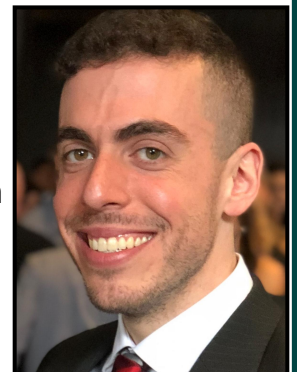
Total Building SF	7,700 SF
Available SF	1,100 +/- SF
Year Built	1999
Ceiling Height	11'
City Water/Well	City Water
City Sewer/Septic	City Sewer
Loading Dock	N/A
Overhead Door	N/A
Construction	Brick/Masonry
HVAC	Central Air
Electric	N/A
Column Spacing	N/A
# of Floors	1
Roof	Asphalt Shingle
Parking	Paved
Zoning	B1
Environmental	N/A
Assessment	\$852,900
Taxes	N/A
Taxes / SF	N/A

483 Monroe Tpke, Monroe, CT

Comments:
1100 +/- SF Retail Space in a busy shopping plaza, 11' Ceilings, located in a high traffic area on RT. 11 in Monroe CT. Perfect Opportunity for a retail store.

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