



**VIDAL/WETTENSTEIN, LLC**

Real Estate for Business & Investment

## For SALE or LEASE

*856 Main Street  
Monroe, Connecticut*



Building Size:	2,400 square feet
Land Area:	1 Acre, building can be expanded
Zoning:	DI-1
Year Built:	1975, remodeled 1990
Occupancy:	December, 2009
Parking Spaces:	10 +
Electrical Service:	200 amps, 208 volts, 3 phase
Real Estate Taxes:	\$7,981 per year
Utilities:	Well water, septic system, oil heat
Price:	\$549,000 or \$14.75 nnn
Comments:	Building has Cat 5 wiring, alarm system, 100% a/c

For a tour or additional information, contact Bruce Wettstein, SIOR  
Email address: [Bruce@vidalwettenstein.com](mailto:Bruce@vidalwettenstein.com)

The information contained herein has been obtained by the owner of the property. While Vidal/Wettenstein has no reason to doubt its accuracy, we do not guarantee it.



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