

Commercial Property with Great Visibility for Sale or Lease

618 Main Street
Monroe, Connecticut 06468



For Sale at ~~\$1,500,000.00~~ **\$1,050,000.00**
OR for Lease at ~~\$12.00~~ **\$11.00/SF NNN**

- ▶ Great opportunity to acquire a commercial property below replacement cost.
- ▶ 8,064 SF freestanding building on 0.95 acres with street signage and abundant parking in a Business District 1 zone that permits many uses including office, retail, restaurant, and medical.
- ▶ Approximately 200 linear feet of frontage on Main Street (Route 25) with a traffic count of 20,500 vehicles per day.
- ▶ Fully remodeled in 2015, the building contains 4,032 SF at street level, 4,032 SF on the lower level with a drive-in door, multiple zoned gas heating and central air conditioning.
- ▶ Recent renovations include new plumbing, HVAC, parking lot and roof.
- ▶ Close to restaurants, shopping, and banks. Neighbors include Woodmarket, Fitness 4000, and Subway Restaurants. Located on Route 25 which connects with 1-95, 1-84, and the Merritt Parkway (Route 15).

Broker: Jon Angel
President
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ANGEL 
COMMERCIAL, L.L.C.

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Commercial Property for Sale or Lease With Great Visibility on Route 25 in Monroe, CT: This is a great opportunity to acquire a commercial property below replacement cost. 8,064 SF freestanding building on 0.95 acres with street signage and abundant parking in a Business District 1 zone that permits many uses including office, retail, restaurant, and medical. Approximately 200 linear feet of frontage on Main Street (Route 25) with a traffic count of 20,500 vehicles per day. Built in 1988, the building contains 4,032 SF at street level, 4,032 SF on the lower level with a drive-in door, multiple zoned gas heating, and central air conditioning. Recent renovations include new plumbing, HVAC, parking lot and roof.

Currently configured with an open office area, five private offices including one executive office with a fireplace & wet bar, two conference rooms, a large assembly meeting room, two kitchens, and two sets of men's & women's handicapped accessible restrooms.

Close to restaurants, shopping, and banks. Neighbors include Woodmarket, Fitness 4000, and Subway Restaurants. Located on Route 25 which connects with I-95, I-84, and the Merritt Parkway (Route 15).

The Site

Space Available:	8,064 SF
Total Building Size:	8,064 SF
Land:	0.95 acres
Real Estate Taxes:	\$25,228.32 (2018)
Zoning:	B1
Year Built:	1988
Construction:	Brick/Stone
Stories:	Two
Tenancy:	Single

Features

Traffic Count:	20,500 Average Daily Volume
Parking:	63 Surface Spaces
Loading:	One Drive-in Door
Amenities:	Canopy, Fireplace, Two Kitchens, Two Sets of Men's & Women's Handicapped Accessible Restrooms

Utilities

Water/Sewer:	City/City
Zoned Heating:	Gas
Zoned A/C:	Central Air-Conditioning
Power:	600 amps

Three Mile Demographics

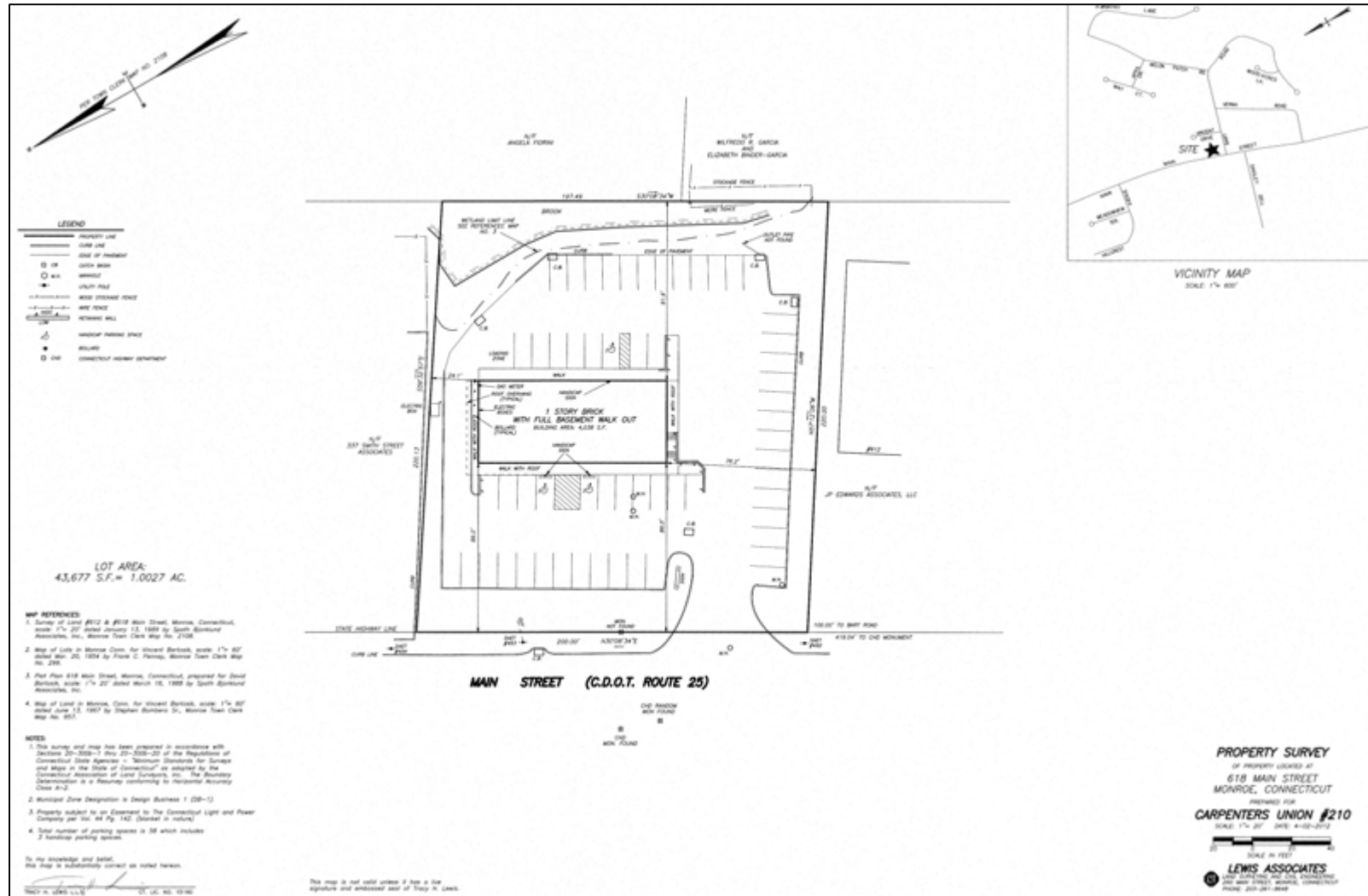
Population:	16,518
Median HH Income:	\$121,532

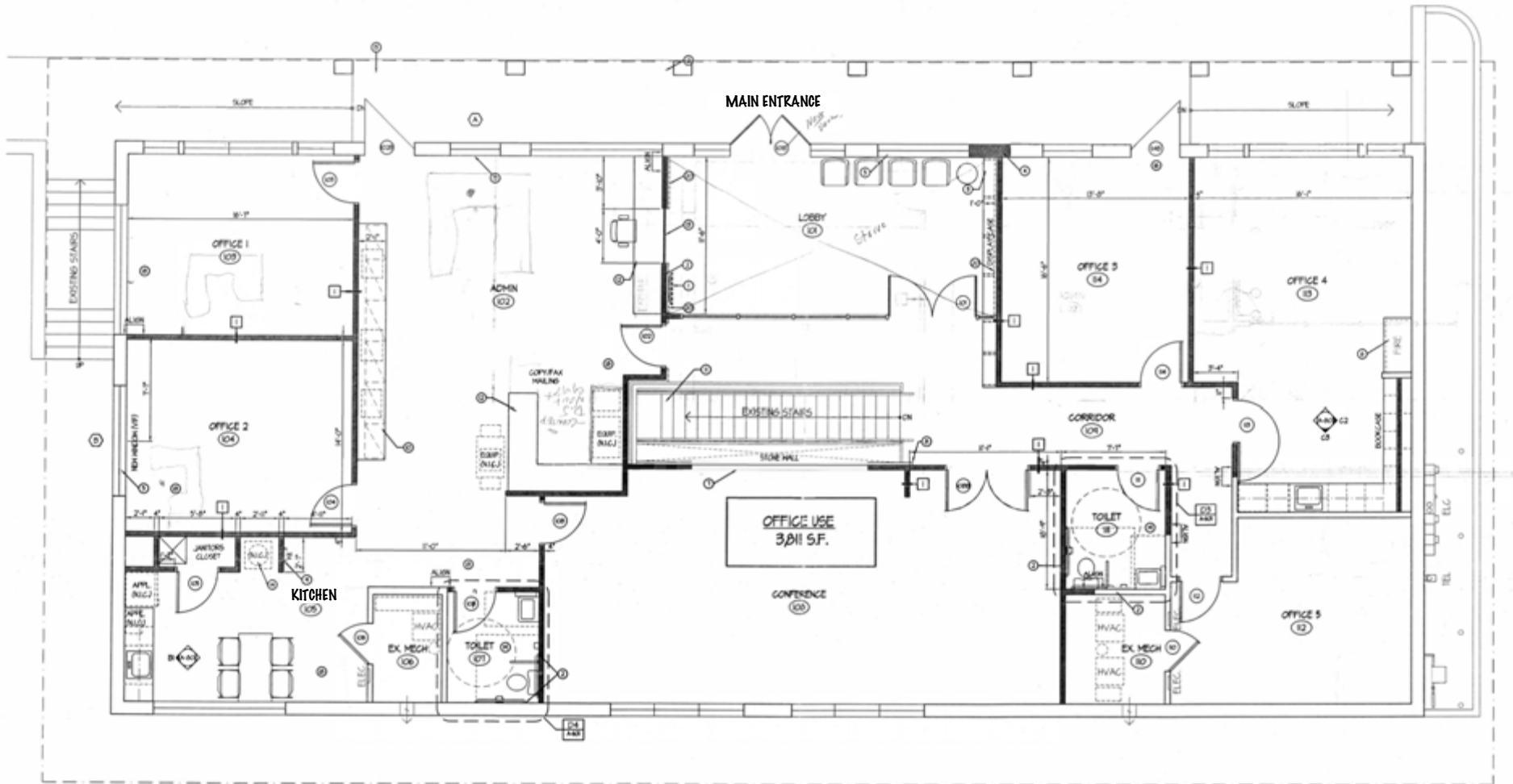
Five Mile Demographics

Population:	46,807
Median HH Income:	\$119,915

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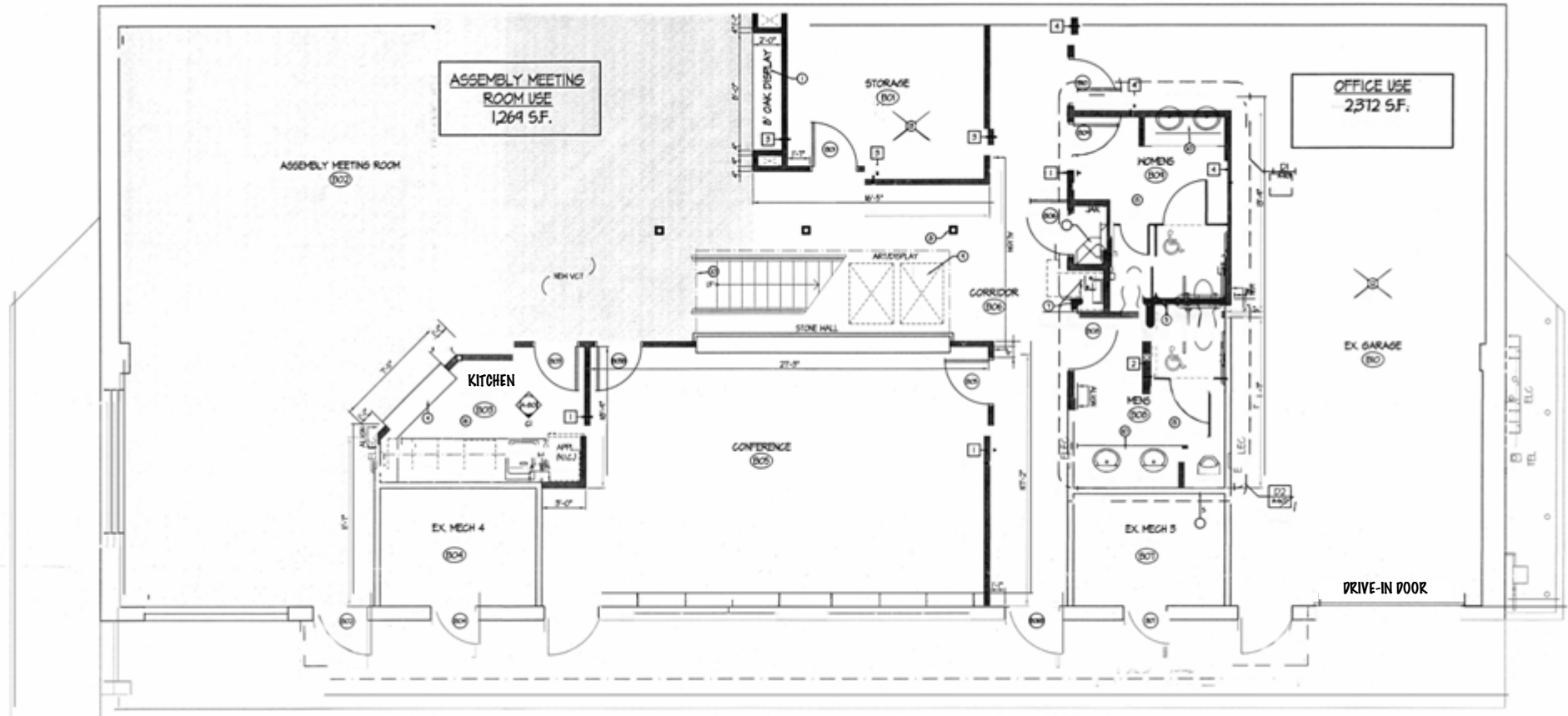


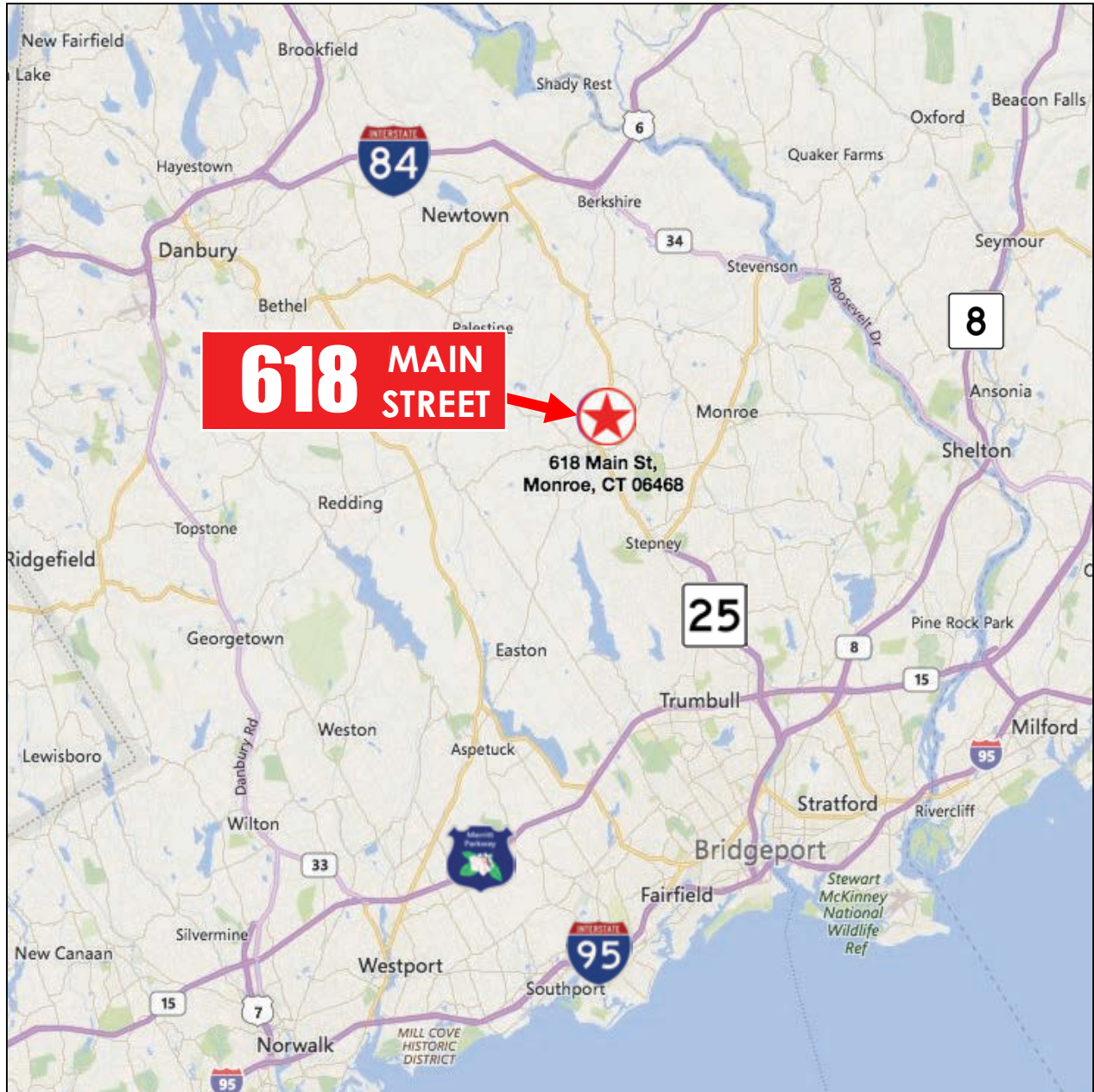




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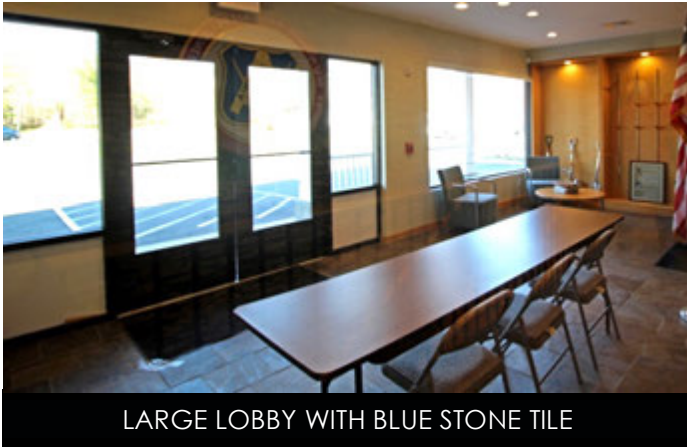
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For Sale or Lease

Photo Gallery – Street Level

618 Main Street

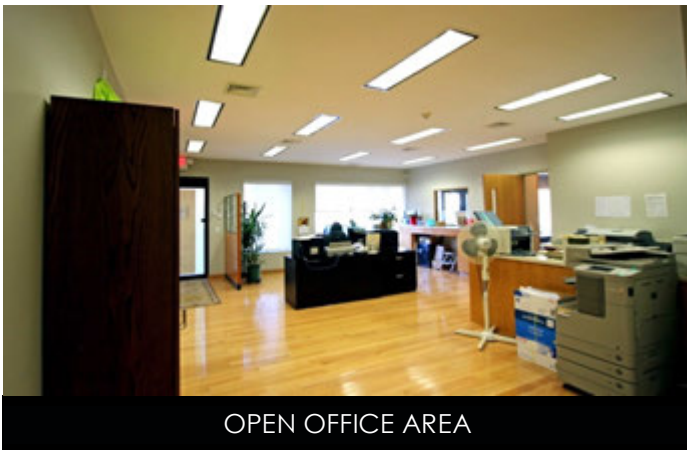
Monroe, Connecticut 06468



LARGE LOBBY WITH BLUE STONE TILE



STAIRWELL TO LOWER LEVEL



OPEN OFFICE AREA



LARGE CONFERENCE ROOM



EXECUTIVE OFFICE WITH FIREPLACE & WETBAR



KITCHEN

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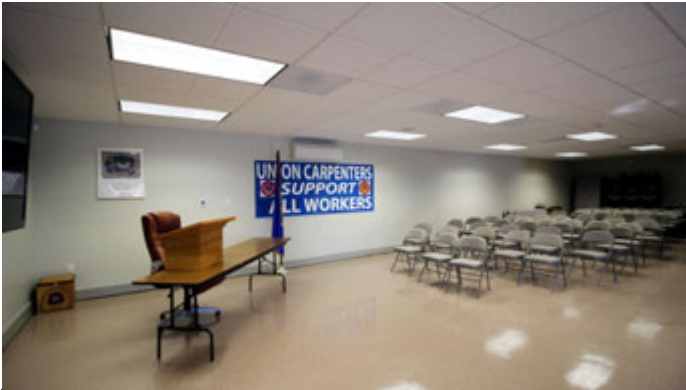
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For Sale or Lease

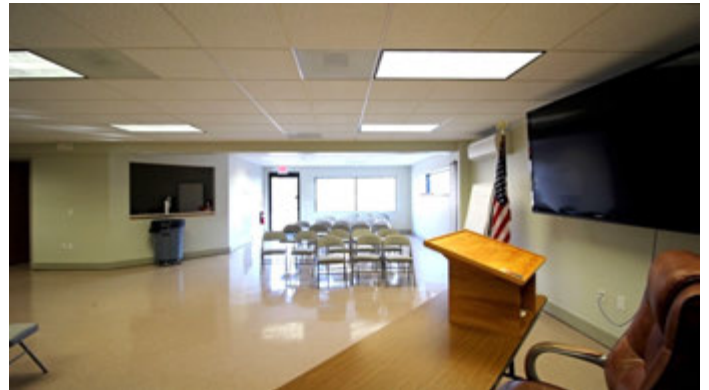
618 Main Street

Photo Gallery – Lower Level

Monroe, Connecticut 06468



LARGE MEETING ROOM



ADDITIONAL VIEW OF LARGE MEETING ROOM



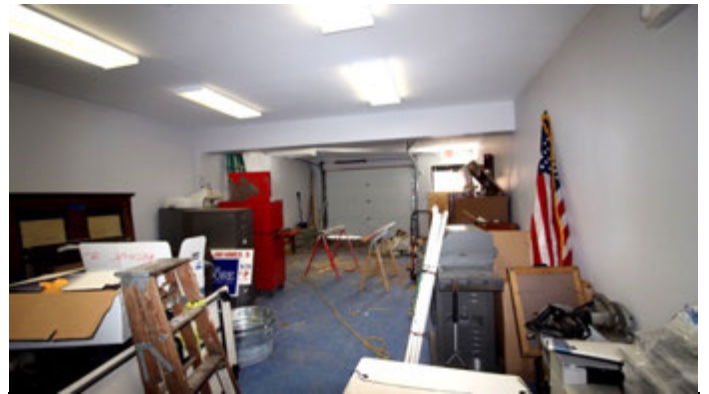
PRIVATE MEETING ROOM



KITCHEN



RESTROOM



RECEIVING ROOM

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Monroe, CT - Business District 1 (B-1)

Please visit the Town of Monroe website for complete zoning regulations.

ARTICLE 4 NONRESIDENTIAL DISTRICTS

§4.1 Business District 1 (B-1)

§4.1.1 Application of Provisions

The standards, regulations and requirements as set forth in §4.1 shall apply to the alteration and use of land, buildings and other structures, and the location and bulk of buildings and other structures in any lands classified as Business District 1 ("B-1 District").

§4.1.2 Principal Permitted Uses

The following uses are permitted as principal uses in a B-1 District subject to Site Plan review and approval by the Commission, except detached single-family dwellings as permitted in Subsection A:

- A. Any residential use lawfully existing on the effective date of these Regulations, but expressly prohibiting alterations or enlargements that will provide a greater number of dwelling units.
- B. Retail.
- C. Personal services.
- D. General and professional offices.
- E. Medical and dental offices.
- F. Restaurants.
- G. Banks.
- H. Brew pub.
- I. Town of Monroe governmental buildings, uses and facilities.
- J. Art studio / gallery.
- K. Museum.

§4.1.3 Special Exception Uses

The following uses are permitted by a Special Exception Permit in a B-1 District according to the procedures and standards as set forth in Article 8 of these Regulations:

- A. Hospitals and similar institutions.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of Monroe website to view current zoning regulations.

- B. Veterinary hospitals.
- C. Laundries, dry cleaners, spas, pet groomers and similar high water uses.
- D. Business Services.
- E. Hotels and motels.
- F. Indoor recreation facilities.
- G. Nightclubs.
- H. Indoor theaters for stage or movie presentation.
- I. Research and development laboratories.
- J. Public utility facilities provided that no more than fifteen percent (15%) of its cubic foot area is located above ground.
- K. Schools, including preschools and nursery schools.
- L. Child day care centers.
- M. Adult day care centers.
- N. Accessory drive-through and/or exterior service windows for uses as deemed appropriate by the Commission.
- O. Any use similar to the specific uses listed in this section in the type of establishment, goods or services offered, traffic generated, extent of outdoor or open storage of materials, goods or equipment and the effects on the neighborhood, but specifically excluding donation collection containers and structures, or premises for the purpose of rental or sale of area for storage of goods, possessions or similar not associated with a business use. The provision of commercial storage area for public use is prohibited.
- P. Mobile food vendor accessory to a principal brew pub; also subject to the supplemental standards contained in §6.11 of these Regulations.

§4.1.4 Accessory Uses

Accessory uses, buildings or structures customarily incidental to a principal use are allowed in a B-1 District, including:

- A. Mechanical and/or electronic amusement devices not to exceed two (2) per premises and located in a manner that their installation or use shall not constitute a hazard to public safety.

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- B.** Seasonal or special sales events provided that they occur not more than twice in a six (6) month period, but not within less than thirty (30) days of each event. Each sales event shall not exceed a period of nine consecutive calendar days. Such sales events are characterized as “sidewalk sales,” “Christmas Tree sales,” “holiday plant sales,” “grand opening sales,” “tent sales,” and similar. Such accessory uses may be conducted provided that the following provisions are met, subject to review of the Zoning Enforcement Officer:
- (1) It is conducted by the owner(s) of the principal use(s) or business(s) on the premises.
 - (2) It is conducted on the premises on which the principal use(s) or business(s) are located.
 - (3) It is conducted during normal and reasonable business hours.
 - (4) The accessory use may use the front yard area but shall in no way encroach on any other yard requirement or on any road right-of-way.
 - (5) The accessory use and/or any temporary shelter or display fixtures shall be placed in such a manner as to not obstruct any vehicular line of sight or traffic control, any vehicular or pedestrian access or egress, or any parking or loading space required by these Regulations unless evaluated and accepted by the Commission.
 - (6) No sound systems shall be allowed.
- C.** A bar/cocktail lounge is permitted only as an accessory use to a restaurant; shall occupy a space separated from the dining room area; must be located within the structure; shall have a capacity not to exceed forty percent (40%) of normal dining room seating capacity, and a standup bar with or without stools. Live entertainment, including customer dancing, is permitted.
- D.** Outdoor storage of materials related to commercial uses:
- (1) All materials to be stored outdoors shall be directly related to the principal use on the site.
 - (2) Outdoor storage shall comply with the bulk requirements of the underlying zoning district and related principal use.
 - (3) The outdoor storage area shall not exceed twenty percent (20%) of the gross floor area of the principal building.
 - (4) Outdoor storage shall not interfere with parking, site access or on-site circulation of vehicles and pedestrians.
 - (5) Materials shall be stored in an environmentally safe and orderly fashion, and shall be properly secured. The contents of outdoor storage shall be temporary in nature.
 - (6) Outdoor storage areas shall be screened from adjoining properties and shall conform to landscaping and screening requirements of these Regulations.

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- (7) The limit or area of approved outdoor storage shall be physically delineated, controlled and contained by buildings, structures, fencing, landscaping or a combination thereof to screen said area and the contents therein.

§4.1.5 Lot Area and Bulk Requirements for Business District 1

No lot shall be used and no building or other structure shall be constructed or altered for use except in conformance with the following minimum standards:

Schedule of Dimensional Requirements

<u>Lot Requirements</u>	<u>B-1</u>
Minimum lot area	1 acre
Minimum lot frontage	125 feet
Minimum square*	125 x 125 feet
Minimum front yard	50 feet
Minimum yard	
At residential zone boundary	30 feet
Rear and side	20 feet
Maximum height	2 ½ stories/35 feet
Building coverage	25%
Minimum floor area (Effective 3-14-75]	1,400 square feet

*Note: Each lot shall be of such shape that a square one hundred twenty-five (125) feet on each side can be placed entirely within the lot lines, with one (1) side parallel to and on the lot side of the street lot line.

§4.1.6 Landscaping and Screening

Site landscaping and screening must be provided in accordance with the landscape and screening provisions of Article 6 of these Regulations.

§4.1.7 Parking and Loading

- A. Parking and loading areas shall be provided off the public streets for all vehicles using the premises and shall contain not less than the minimum space requirements of Article 6 of these Regulations.
- B. No parking areas or internal driveway shall be located less than twenty (20) feet from a street line, right-of-way line, or front property line, or within thirty (30) feet of a residence district.
- C. Parking lot driveway(s) or access aisle(s) may be located within required setbacks for the purpose of providing present or future vehicular access and circulation between adjacent parcels.

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