

FOR LEASE

164 Main Street, Oakville, CT 06779

MATTHEWS COMMERCIAL PROPERTIES



- **1,400 SF+/- located in Retail Location**
- **High Traffic Area**
- **Vehicle Count - 13,000 per day**
- **Separate Utilities**

LEASE RATE - 1,400 SF = \$1,200.00 per month plus Utilities

Contact:

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203-578-0208 / Office 203-753-5800

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BUILDING

Total Available SF	1,400 SF+/-
Exterior Construction	Block
Roof	Rubber Flat
Interior Construction	Sheetrock
Year Built	1985
Ceiling Height	9'
Parking	Off Street
Zoning	BC

PROPERTY

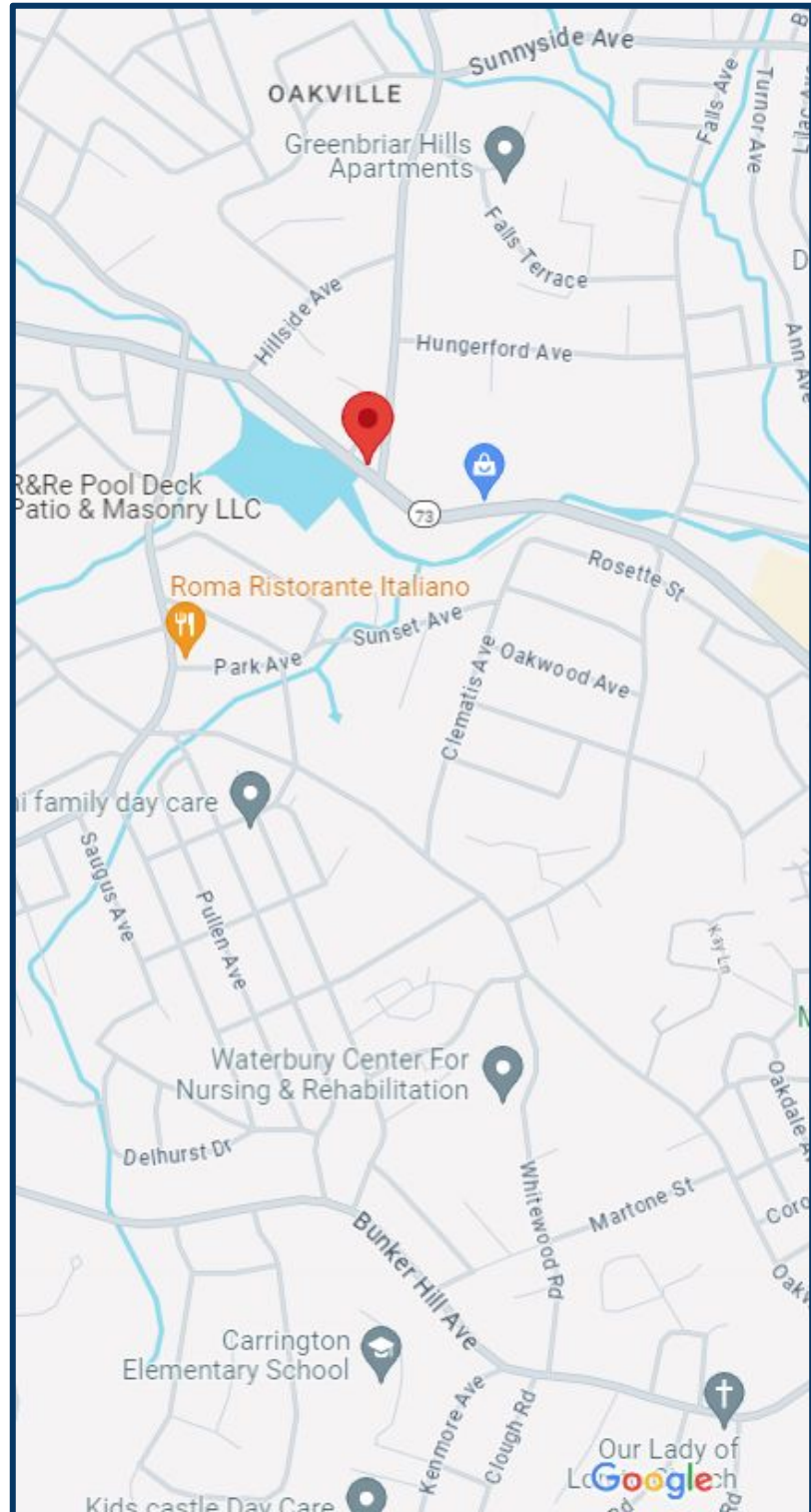
Lot Size	0.71 acres
Distance to I-84 & RT-8	I-84 / 3 miles, Rt. 8 / 1 mile

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	\$1,200 plus Utilities
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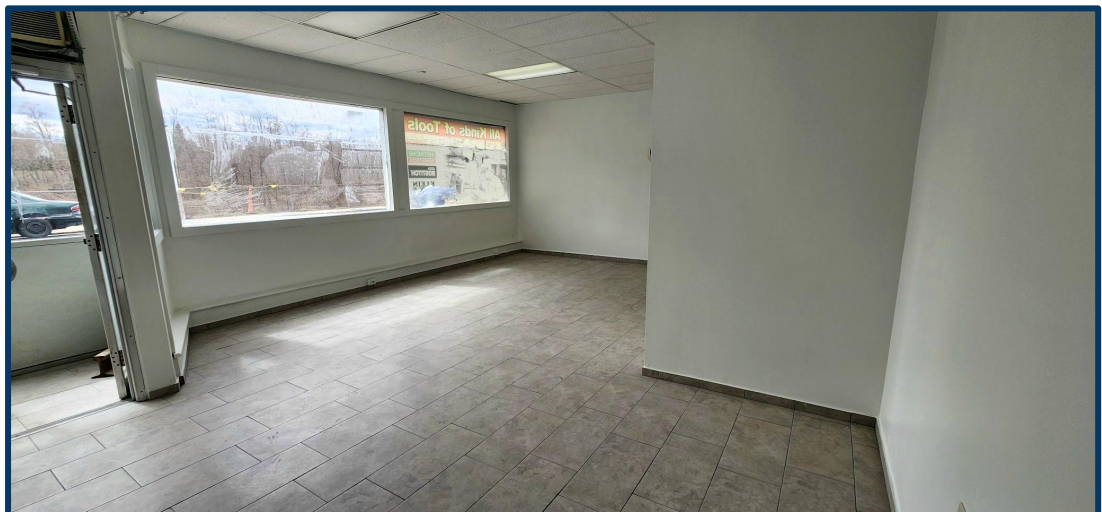
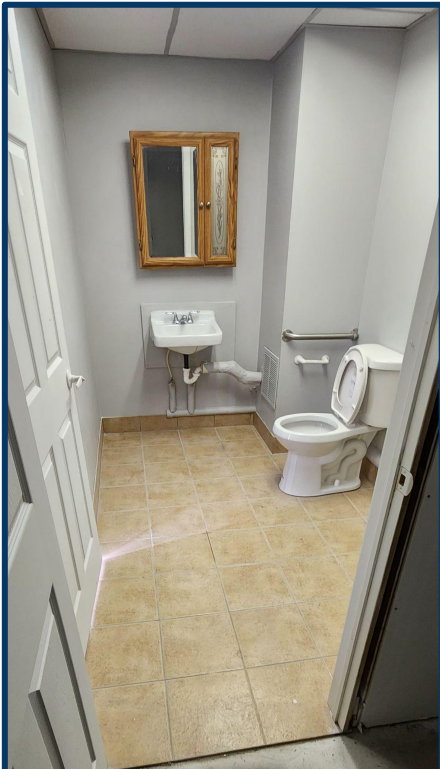


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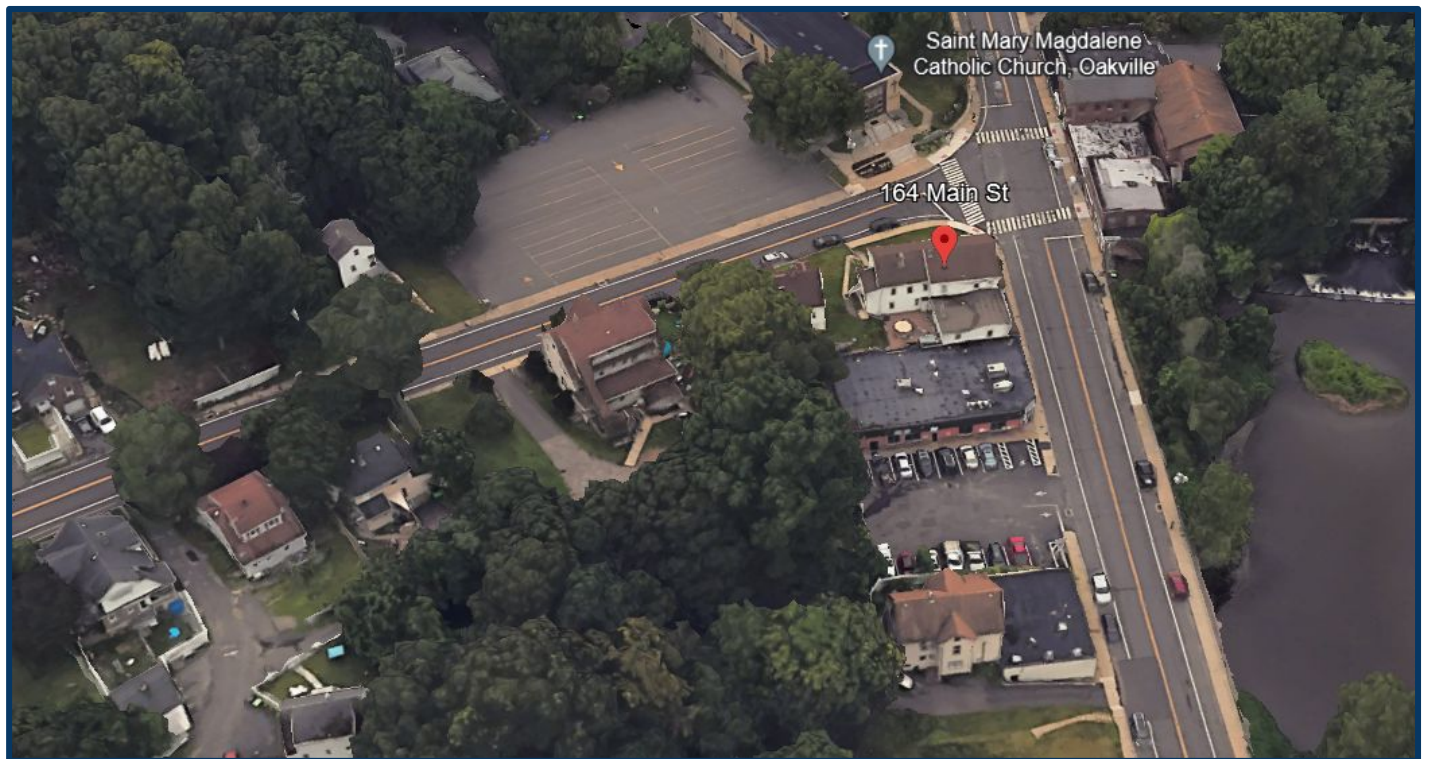
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