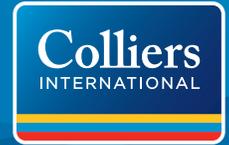


FOR SALE OR LEASE > RETAIL

3-5 Main Street

B-2 & C-2, ESSEX, CONNECTICUT 06426



3-5 Main Street > Owner User Opportunity

Colliers International is pleased to announce this 4,750sf multi tenant retail building for sale in the heart of downtown Essex. One vacant suite of 2,775sf is perfect for an owner user who wants to offset their mortgage with Coldwell Banker, the long term tenant in the other suite, measuring 1,975sf (field cards are incorrect). The vacant suite has 30' of frontage on Main St. The property is in turn key condition with bright natural light and large windows and includes a 1,000sf finished lower level. Street parking and minimal open space keeps maintenance costs down. Utilities separately metered.

DIRECTIONS

From Hartford, take I-91 South. Take Exit 22S and merge onto CT-9 South. Take Exit 3 for CT-154 and turn right onto CT-154/Middlesex Turnpike. The property will be on the right.

Building Amenities

- > 4,750 SF retail building
- > 2,775 SF for lease including 1,000 SF on lower level
- > 8' ceiling height
- > Located in heart of downtown Essex
- > Long-term tenant in place
- > Ideal for owner user or investor
- > Street parking
- > Sale Price: \$865,000
- > Lease Rate: \$22.00/SF NNN

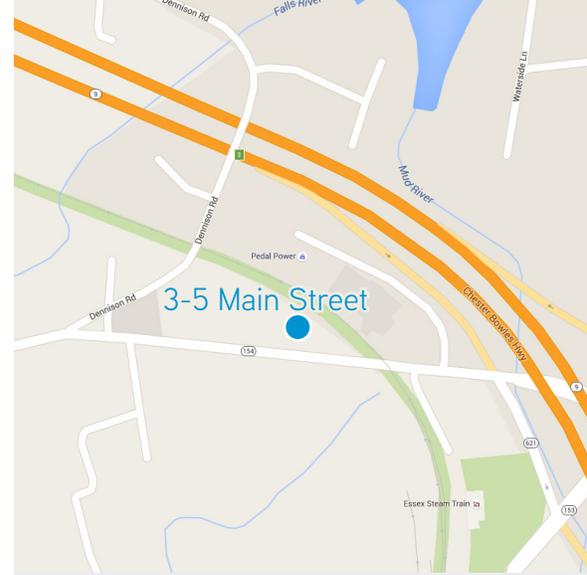
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3-5 Main Street > Demographics

| | Pop. | HH | Avg HH \$ |
|---------|--------|--------|-----------|
| 2 Miles | 4,359 | 2,000 | \$126,562 |
| 3 Miles | 9,634 | 4,121 | \$121,112 |
| 5 Miles | 26,398 | 10,941 | \$112,736 |

3-5 Main Street > Photos



Contact Us

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Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.

