

ICONIC DOWNTOWN MADISON INVESTMENT PROPERTY

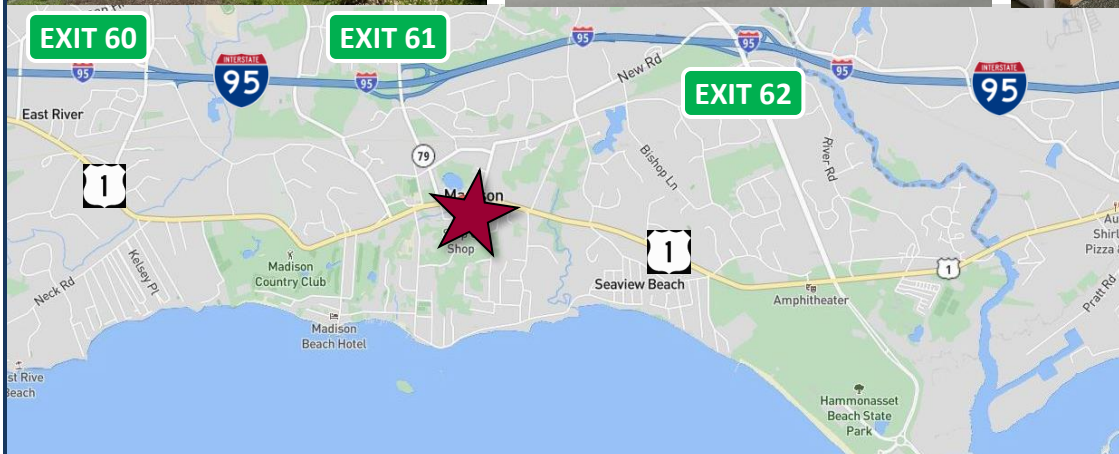
Mixed-Use Retail / Office Property Totaling 6,868± SF

The Monroe Building, 782-788 Boston Post Road, Madison, CT 06443

SALE PRICE: \$1,400,000



Ranked in Top 50
Commercial Firms in U.S.



Property Highlights

- Investment Opportunity
- Prime Downtown Location in Madison's Central Business District
- Mixed-Use Property Totaling 6,868± SF (Retail & Office)
- Multi-Tenanted
- Large Private Parking Lot
- Highly Visible with Traffic Lights on a 4-way Intersection
- Well Maintained

For more information contact:

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O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882
While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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BUILDING INFORMATION

GROSS BLDG AREA 6,868± SF
STORIES 3-Story
CONSTRUCTION Masonry
YEAR BUILT 1920
OCCUPANCY LEVEL 100% Leased
Through 10/22

SITE INFORMATION

SITE AREA 0.22± Acres
ZONING DW - Downtown Water District
PARKING Private Lot, 15 cars
SIGNAGE Façade & Rear of Building
VISIBILITY Excellent
HWY ACCESS I-95

COMMENTS The Monroe Building is an iconic downtown Madison retail & office investment property with three stories totaling 6,868± SF located at 782-788 Boston Post Road. The building has been meticulously maintained throughout with a beautiful façade recognizable to anyone who has visited the town of Madison. Set on a .22 acre lot, the property features a large private parking lot in the rear which can accommodate more than 15 vehicles. There is a long history of solid tenancy with the retail store "Walker Loden" celebrating its 33rd year in the building. This highly visible location has nearly 12,000 vehicles passing per day on average and is a destination spot for the surrounding shoreline communities with loads of pedestrian traffic.

DIRECTIONS I-95 to Exit 61 to Route 79 / Durham Road to Boston Post Rd to The Monroe Building.

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- Investment Opportunity
- Prime Downtown Location in Madison's Central Business District
- Mixed-Use Property Totaling 6,868± SF (Retail & Office)
- Fully Leased Through October 2022
- Large Private Parking Lot
- Highly Visible with Traffic Lights on a 4-way Intersection
- Well Maintained



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SUBJECT PROPERTY

Monroe Building | 782-788 Boston Post Road

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