



585 Main Street, Monroe For Sale: \$1,925,000 or For Lease: \$9,000/mo



Incredible opportunity for auto, service, sales or alternate restaurant use.

4,680sf auto repair shop located 1.5 acres on busy Main Street, Monroe, constructed in 2014.

2 bay auto garage formerly used by Meineke Car Care Center. Situated on 1.5 acres

Two, 14x12 overhead doors allow for drive through service, 6 lifts with the possibility of adding a 7th. There is a waiting room, two ADA lavatories, one in the waiting room, the other in the shop area. 2 small private offices adjacent to the garage service area with propane heat. Thermopane windows, 400amp service, 3-clean burn oil heaters, central air in reception area, city water and septic. Paved parking lot offers 28 parking spots.

18,900 cars per day per CT DOT

Taxes: \$20,144 (July 2022 – June 2023)

Call Steve Hodson Today at 203-260-1369!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it



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