

OFFICE BUILDING FOR SALE

569 Main Street, Monroe, CT



To arrange a tour contact:
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SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

569 Main Street, Monroe, CT

GREAT OPPORTUNITY FOR OWNER/USER

PROPERTY DETAILS

Building Area: 7,863± SF 3 story office design
Ground floor is partially finished, previously used by a salon.
2nd and 3rd floors have a total of 15 individual offices that can easily be reconfigured.

Land Area: 2.71 acre

Zoning: B1

Parking: Abundant

HVAC: Central A/C and Heating for all 3 floors.

Heating: Heating is oil, tank is above ground

Water/ Sewer: City water, septic system

Sale Price: \$1,395,000. **Taxes:** \$21,670.



- Security system and fire alarm
- Heating is oil, tank is above ground
- Irrigation system for lawn



Location:
4 miles to Route 25 Connector
6 miles to Route 84

569 Main Street, Monroe, CT



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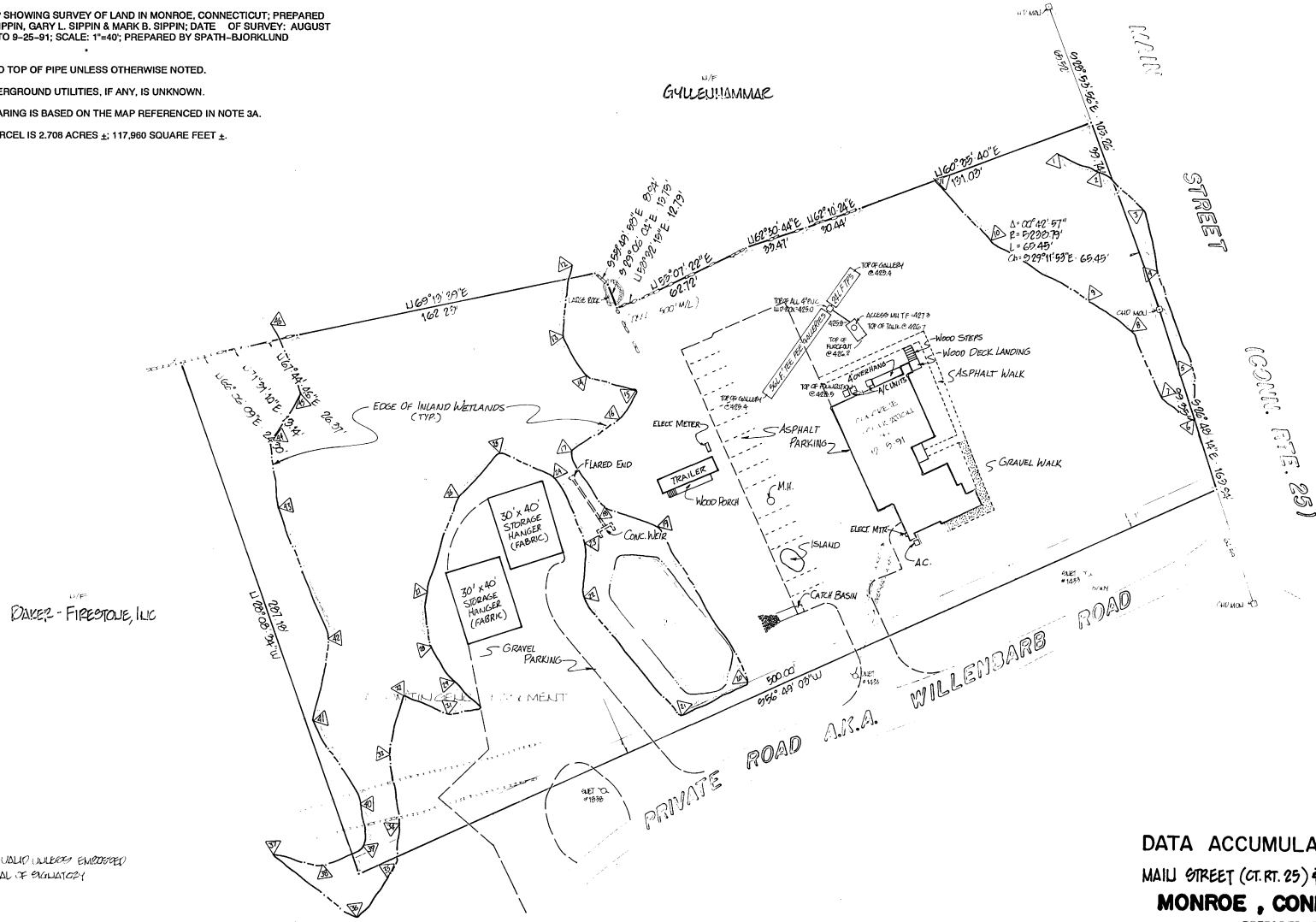
569 Main Street, Monroe, CT



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Site Plan

- 2.) THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
- 3.) REFERENCE IS MADE TO THE FOLLOWING MAP ON FILE IN THE MONROE TOWN CLERK'S OFFICE:
- A.) P.L.M. #2212: MAP SHOWING SURVEY OF LAND IN MONROE, CONNECTICUT; PREPARED FOR DAVID B. SIPPIN, GARY L. SIPPIN & MARK B. SIPPIN; DATE OF SURVEY: AUGUST 1986, REVISED TO 9-25-91; SCALE: 1"=40'; PREPARED BY SPATH-BJORKLUND ASSOCIATES.
- 4.) ALL ELEVATIONS ARE TO TOP OF PIPE UNLESS OTHERWISE NOTED.
- 5.) THE LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS UNKNOWN.
- 6.) THE NORTH ARROW BEARING IS BASED ON THE MAP REFERENCED IN NOTE 3A.
- 7.) TOTAL AREA OF THE PARCEL IS 2.708 ACRES ±, 117,960 SQUARE FEET ±.



THIS MAP IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF EVALUATOR?

DATA ACCUMULATION PLAN
 MAIL STREET (CT. RT. 25) & WILLENBARR ROAD
MONROE, CONNECTICUT
 PREPARED FOR
THOMAS A. BRIGANTE, JR. & LINDA BRIGANTE



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Septic As Built

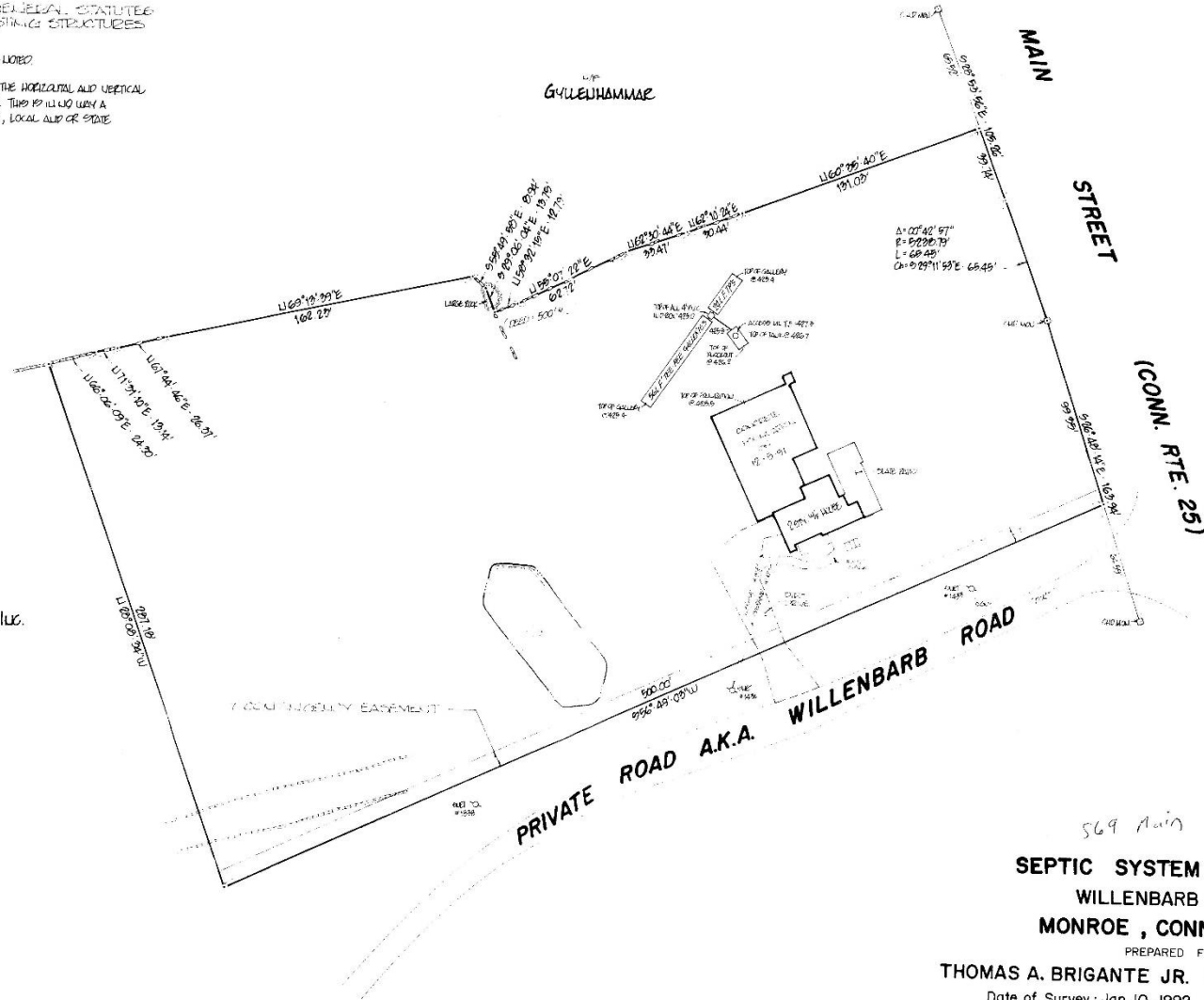
CONVEY OF LAND IN
 MADE BY DEED
 DECEASED TO
 BY CHAT-

- 2) REFERENCE IS MADE TO CONN. GENERAL STATUTES SECTION 8-120a REGARDING EXISTING STRUCTURES MORE THAN THREE YEARS OLD.
- 3) ALL ELEVATIONS ARE TO TOP OF PIPE UNLESS OTHERWISE NOTED.
- 4) THE ONLY PURPOSE OF THIS 'AS-BUILT' PLAN IS TO SHOW THE HORIZONTAL AND VERTICAL LOCATION OF THE SEPTIC SYSTEM AS OF THE DATE SHOWN. THIS IS NOT A WAY A CERTIFICATION OF CONFORMANCE TO ANY PROPER LAW, LOCAL AND/OR STATE REGULATIONS/HEALTH CODES.

DAVEY - FIRESTONE, INC.

THIS MAP IS NOT VALID UNLESS ENDORSED WITH THE SEAL OF A SURVEYOR.

Approved As Built



569 Main
SEPTIC SYSTEM 'AS-BUILT'
 WILLENBARB ROAD
 MONROE, CONNECTICUT

PREPARED FOR
THOMAS A. BRIGANTE JR. & LINDA BRIGANTE
 Date of Survey: Jan. 10, 1992 Scale: 1"=40'



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GIS Map



Monroe, Connecticut

General

ACS, 2017-2021	Monroe	State
Current Population	18,927	3,605,330
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	726	745
Number of Households	6,274	1,397,324
Median Age	41	41
Median Household Income	\$127,995	\$83,572
Poverty Rate	3%	10%

Economy

Top Industries

Lightcast, 2021 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government <i>Local Government</i>	1,571	94%
2 Retail Trade <i>Food and Beverage Stores</i>	1,158	27%
3 Manufacturing <i>Computer and Electronic Product Mfg</i>	823	34%
4 Other Services (except Public Admin) <i>Private Households</i>	805	32%
5 Accommodation and Food Services <i>Food Services and Drinking Places</i>	748	99%
Total Jobs, All Industries	7,182	

SOTS Business Registrations

Secretary of the State, August 2023

New Business Registrations by Year

Year	2018	2019	2020	2021	2022
Total	206	168	171	204	241

Total Active Businesses 2,093

Key Employers

Data from Municipalities, 2023

- Victorinox Swiss Army
- Biomerics NLE, LLC
- Sippin Energy Products
- Church Hill Classics LTD
- Benedict's Home and Garden

Schools

CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Monroe School District	PK-12	3,398	83	99%
Statewide	-	513,513	19,014	89%

Demographics

ACS, 2017-2021

Age Distribution

Age Group	Monroe	State
Under 10	2,378 (13%)	11%
10 to 19	2,828 (15%)	13%
20 to 29	1,715 (9%)	13%
30 to 39	2,270 (12%)	12%
40 to 49	2,198 (12%)	12%
50 to 59	3,481 (18%)	15%
60 to 69	2,227 (12%)	12%
70 to 79	1,190 (6%)	7%
80 and over	640 (3%)	4%

Race and Ethnicity

Race/Ethnicity	Monroe	State
Asian	5%	5%
Black	3%	10%
Hispanic or Latino/a	9%	17%
White	79%	65%
Other	4%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

Language	Monroe	State
English	6 12%	78 80%
Spanish		

Educational Attainment

Education Level	Monroe	State
High School Diploma Only	23 26%	
Associate Degree	8 9%	
Bachelor's Degree	22 26%	
Master's Degree or Higher	18 24%	

Housing

ACS, 2017-2021

	Monroe	State
Median Home Value	\$385,900	\$286,700
Median Rent	\$1,408	\$1,260
Housing Units	6,607	1,527,039

Housing Type	Monroe	State
Owner-Occupied		66 92%
Detached or Semi-Detached		65 91%
Vacant	5 8%	

Smarter Balanced Assessments

Met or Exceeded Expectations, 2021-22

	Math	ELA
Monroe School District	60%	76%
Statewide	42%	48%

Monroe, Connecticut

Labor Force

CT Department of Labor, 2022

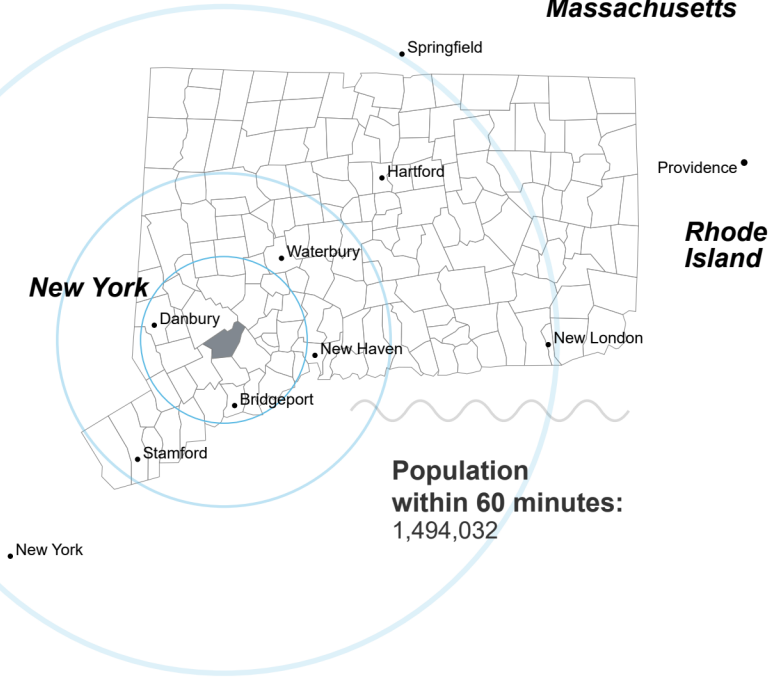
	Monroe	State
Employed	9,775	1,851,993
Unemployed	410	80,470

	4	4%
Unemployment Rate	4	4%
Self-Employment Rate*	10	11%

*ACS, 2017–2021

Catchment Areas of 15mi, 30mi, and 60mi

Massachusetts



Access

ACS, 2017–2021

	Monroe	State
Mean Commute Time *	33 min	26 min
No Access to a Car	4	8%
No Internet Access	4	9%

Commute Mode

	3	4%
Public Transport	3	4%
Walking or Cycling	0	3%
Driving	82	85%
Working From Home *	10	11%

Public Transit

CT transit Service	-
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$98,907,792
Property Tax Revenue	\$79,305,702
per capita	\$4,216
per capita, as % of state avg.	131%
Intergovernmental Revenue	\$17,496,142
Revenue to Expenditure Ratio	106%

Municipal Expenditure

Total Expenditure	\$93,276,073
Educational	\$64,973,834
Other	\$28,302,239

Grand List

Equalized Net Grand List	\$3,176,321,139
per capita	\$169,277
per capita, as % of state avg.	104%
Commercial/Industrial Share of Net Grand List	10%
Actual Mill Rate	35.48
Equalized Mill Rate	24.91

Municipal Debt

Moody's Rating (2023)	Aa2
S&P Rating (2023)	AAA
Total Indebtedness	\$25,902,686
per capita	\$1,380
per capita, as % of state avg.	51%
as percent of expenditures	28%
Annual Debt Service	\$6,212,908
as % of expenditures	7%



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