



## 574 Monroe Tpke/Rte 111, Monroe Former Goodwill Building – 9,963sf For Sale or For Lease



### **Prime Free Standing Retail, Office, Flex Building** **For Sale: \$1,095,000 - For Lease: \$12.75/sf NNN**

9,963sf Free Standing Building on 1.48 acre lot on busy Route 111/Monroe Turnpike in Monroe. Large open retail, office or flex space. Property is proximate to Big Y and Stop & Shop Supermarkets, CVS & Rite Aid Pharmacies, numerous restaurants, retail plazas, banks, etc. Just 2.5 miles to Rte. 25 connector.

Ample parking for 60 cars in large, level, paved lot! Large lighted signage on front of building and pole sign. Security system. Drive-in with overhead door at rear of building for deliveries.

Large windows in front. Building includes, private office, kitchenette and break room, handicap restrooms, and storage area. Taxes: \$24,392.

*Call Steve Hodson for more information: 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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