



FOR SALE- Investment Office Property

388 Main St, Monroe CT

Sale Price: \$1,300,000



Investment Office Property For Sale

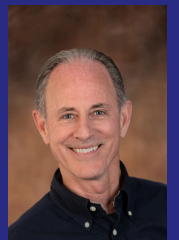
Prime opportunity to own a fully occupied, income-producing office property in the heart of Monroe's thriving business district. Located on busy Main Street with **19,000± cars per day**, this high-visibility asset offers stability, strong traffic exposure, and long-term value.

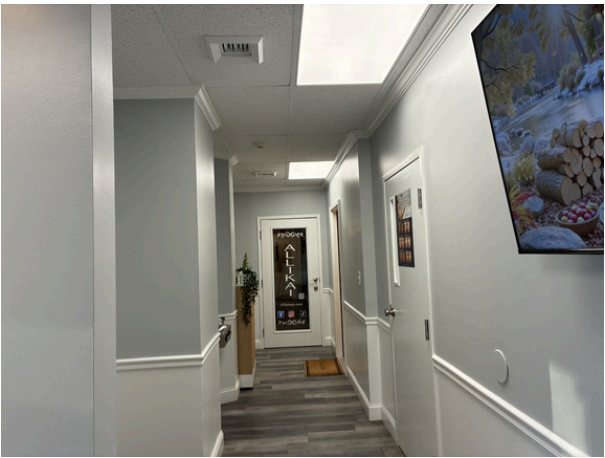
- **Fully Leased:** Seven established tenants provide a diverse, balanced rent roll, reducing risk for investors.
- **Recent Updates:** Multiple improvements made to the facility, ensuring reduced maintenance needs and modern appeal.
- **Excellent Location:** Situated on Monroe's Main Street corridor—one of the area's busiest commercial routes.
- **Solid Investment:** Stable occupancy and varied tenant mix create dependable income and long-term security.
- **Taxes:** \$13,799/yr

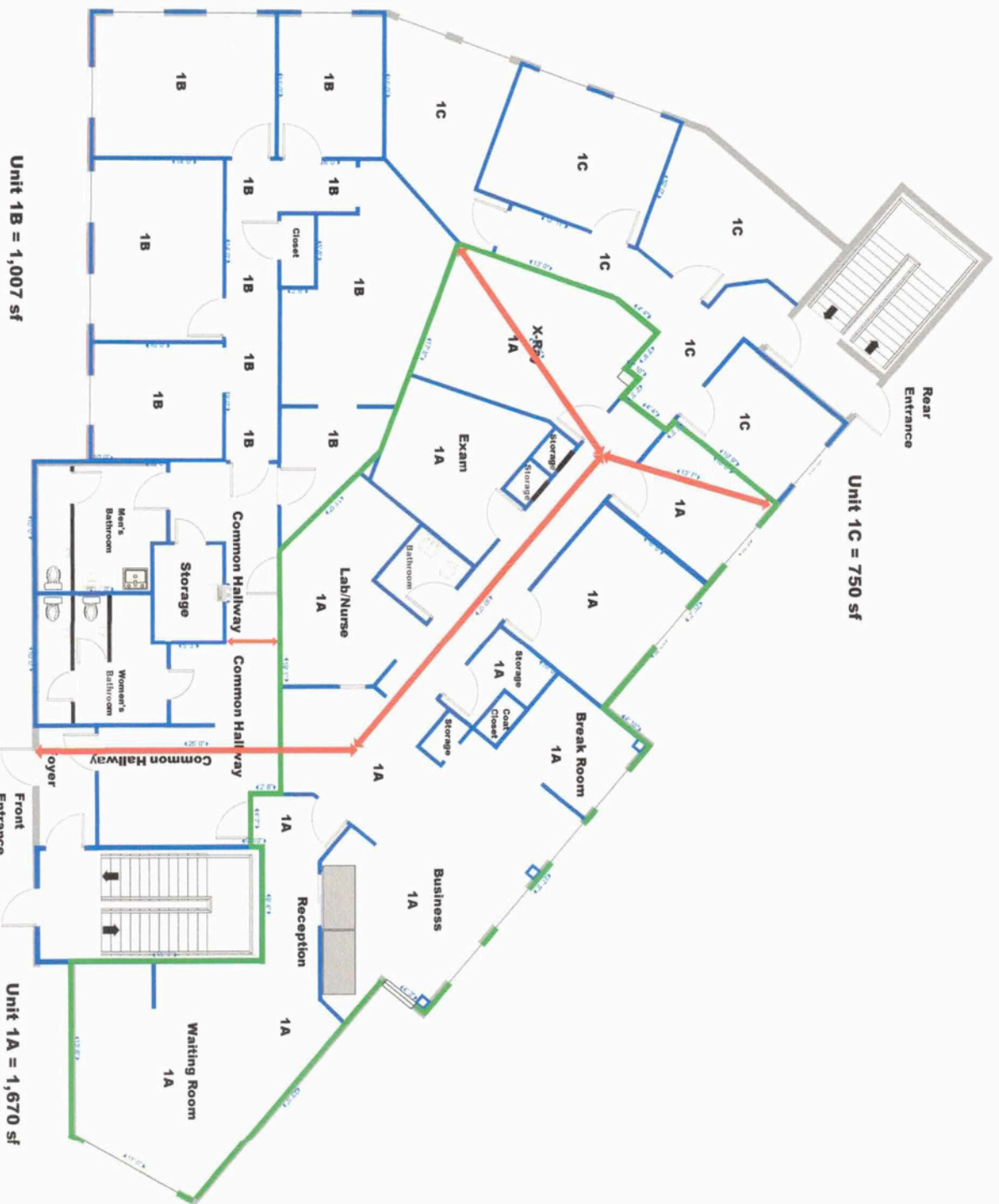
Whether you're expanding your portfolio or seeking a reliable commercial investment, **388 Main St.** delivers strong performance in a proven location



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Integrity. quality. experience. service.





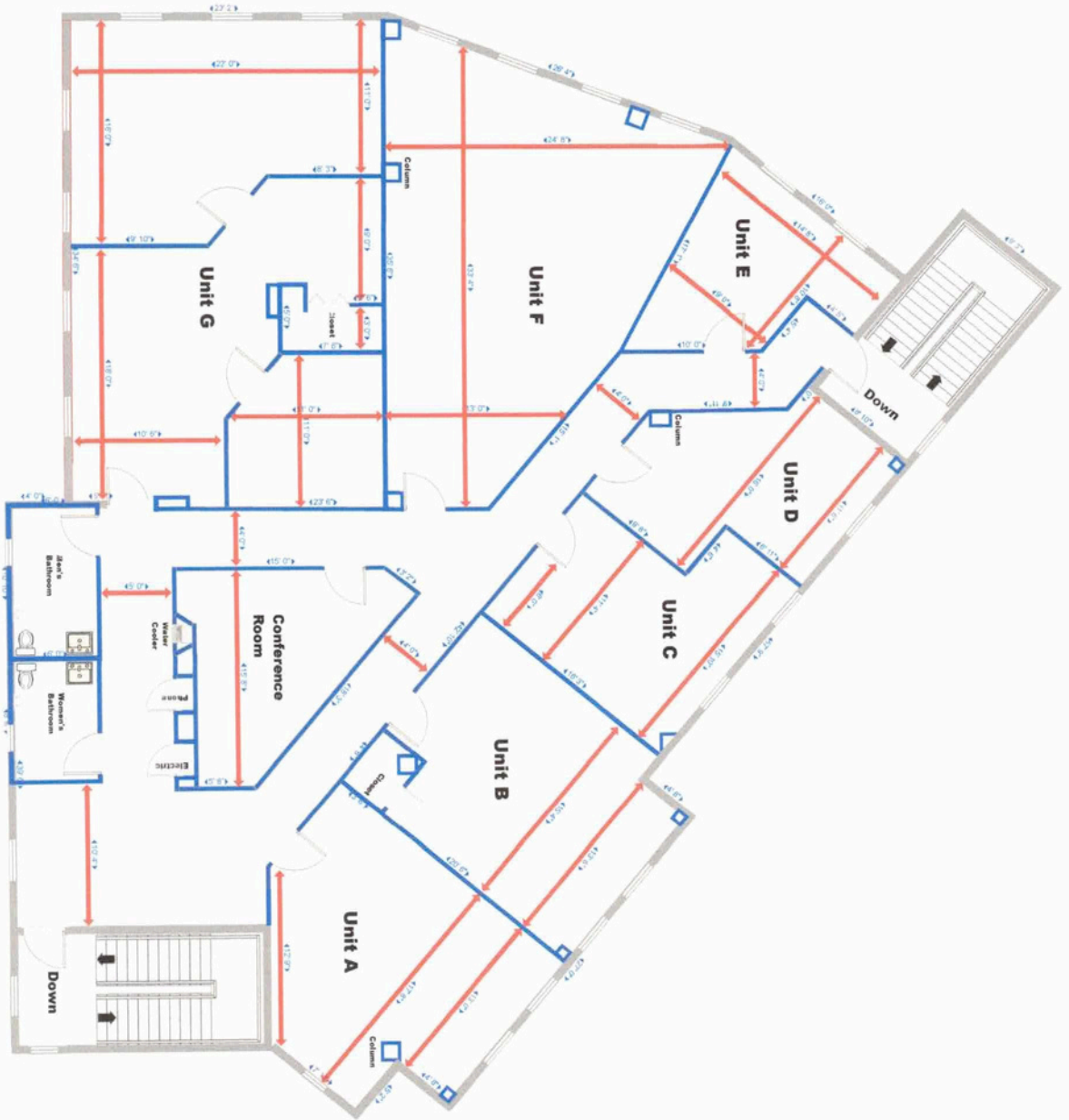


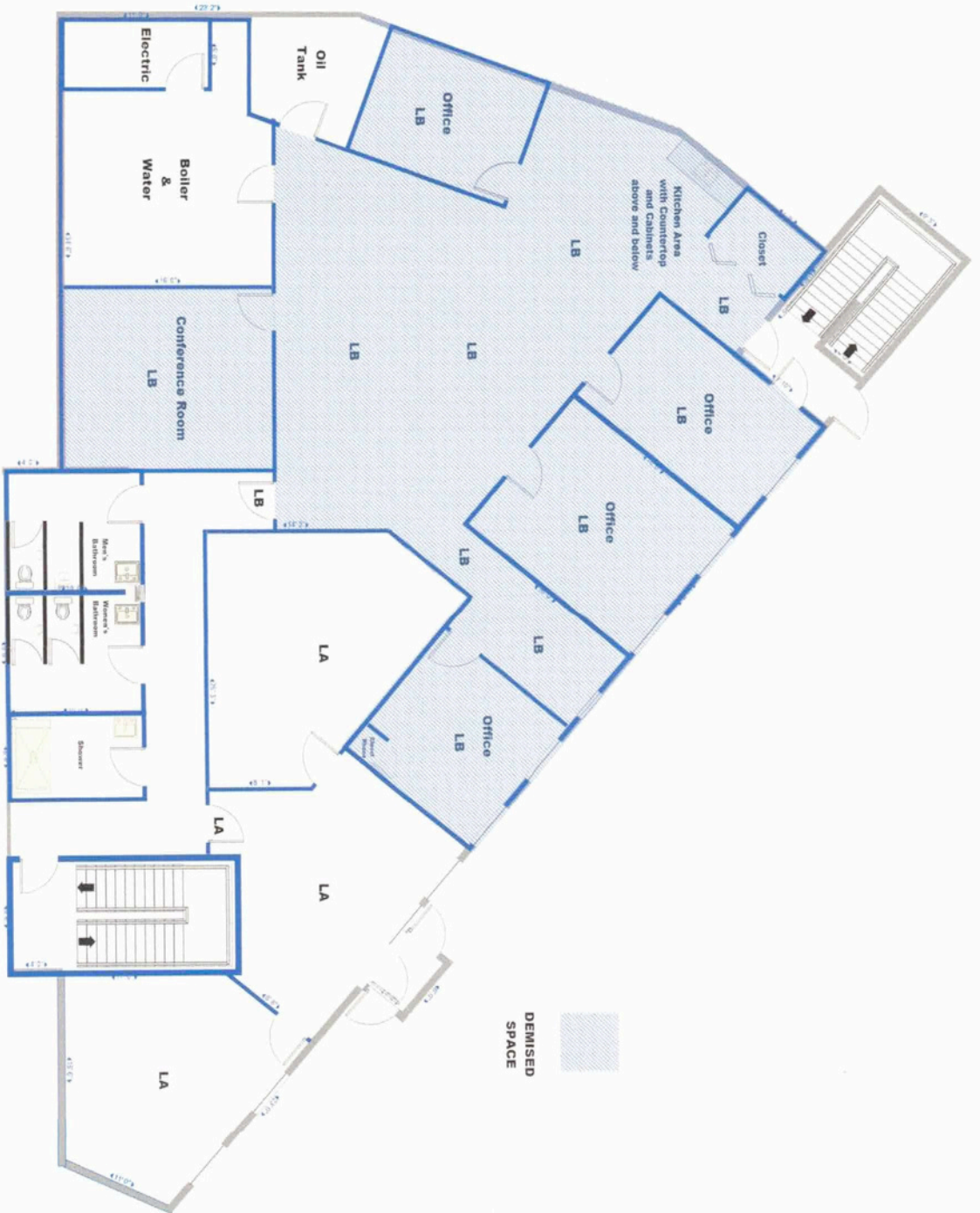
Unit 1A Fire Exit
Distance with Hearing
Aid Tenant = 74' 9"



1ST FLOOR
388 MAIN ST., MONROE
HEARING AID TENANT IN 1A
UNIT 1A = 1,670 sf
UNIT 1C = 750 sf

2ND FLOOR
388 MAIN ST., MONROE





TEAM FOUR FOODS - EXPANSION
LOWER LEVEL
388 MAIN ST., MONROE