

FOR SALE/LEASE

120 - 130 Main Street South
Thomaston, CT 06787



Investment Property

12,770 +/- S/F Modern Office/ Retail Building
Great Location on busy Main Street (Route 6)
Ideal for Retail, Professional and Medical Users

Available Spaces:

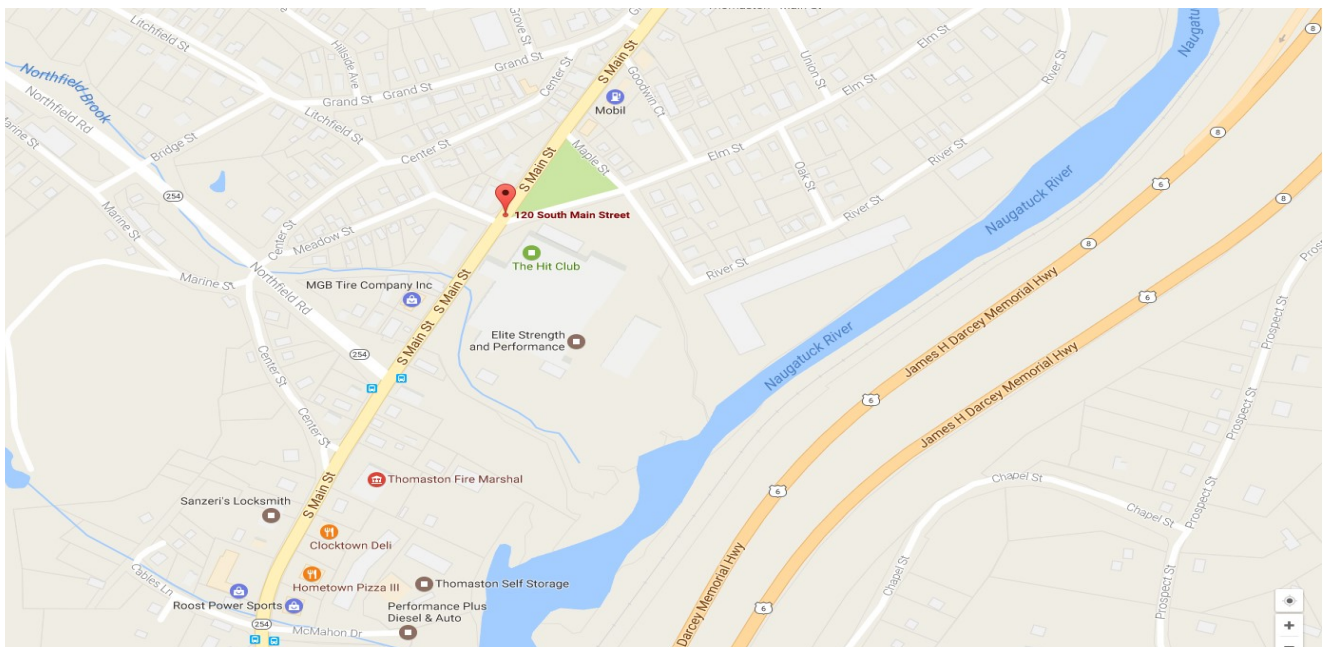
Main Level Retail: 3,915 S/F (\$12 per square foot Gross)
Upper Level: 1,600 - 5,800 S/F (\$8 per square foot Gross)
Sale Price: \$900,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	120 -130 Main Street South
CITY, STATE	Thomaston, CT 06787

BUILDING INFO		MECHANICAL EQUIP.	
Total building S/F	12,770	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	Yes/ new
Avail S/F	9,700	Type of Heat	Forced hot air
Will subdivide to	1,600	OTHER	
Office space	5,800	Acres	.77
Ext. Construction	Brick	Parking	Ample
Ceiling Height	9'	State Route / Distance To...	Route 8/ 2.5 miles
Roof	Gable new 2014	Zoning	IP
Date Built	1989	TAXES	
UTILITIES		Assessment	\$600,250.00
Sewer	City	Mill Rate	33.63
Water	City	Taxes	\$20,186.41
Gas	Yankee Gas	TERMS	
Electrical	100 Amps	Sale price	\$900,000.00
		Lease rate	\$8- \$12 per S/F Gross

New roof 2014
 New HVAC for Alliance Medical
 New fire alarm system



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.

**120 Main Street
Thomaston, CT**

3/28/2017

Unit	Description	Lease	Notes
Alliance Medical	Main Floor - 4520 s/f	\$ 72,000.00	\$15.93 PSF
Empty	Main Floor - 4050 S/F	\$ 52,644.00	\$13.00 PSF
Paradigm Health	Upper Level - 1,600 S/F	\$ 12,000.00	\$7.50 PSF
Empty	Upper Level - 1,600 S/F	\$ 11,200.00	\$7.00 PSF
Empty	Upper Level - 1,000 S/F	\$ 7,000.00	\$7.00 PSF
	12,800 +/- square feet		

Annual Totals	\$ 154,844.00
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Owner Annual Expenses	
Taxes	\$ 20,450.52
Insurance	\$ 4,689.00
* Water	\$ 1,691.31
Gas - Heat	\$ 1,718.65
Sewer	\$ 351.50
Snow Removal	\$ 4,287.08
Landscape	\$ 1,885.82

Total Expenses	\$ 35,073.88
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	Current
Combined Leases	\$ 154,844.00
Minus Expenses	(\$35,073.88)
Net Operating Income	\$119,770.12

		CAP
Asking Price:	\$900,000	13.30%