

# FOR SALE

120 Store Ave  
Waterbury, CT 06705



**Attn: Investors or User**

**3,939 S/F Retail/ Office Building  
Previous Post Office**

**Tenant: Day Care is currently month to month  
willing to sign long term lease (5 year)**

**Cap Rate 10.7%**

**Asking Price: \$277,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		120 Store Ave	
<b>CITY, STATE</b>		Waterbury, CT 06705	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	3.939	Air Conditioning	Central / new 2015
Number of floors	1	Sprinkler / Type	No
Avail S/F	3.939	Type of Heat	Gas / new 2015
		<b>OTHER</b>	
Avail docks		Zoning	IP
Int. Construction		Parking	Ample
Ext. Construction	Brick	State Route / Distance To...	Route 8/ 2.5 miles
Ceiling Height		<b>TAXES</b>	
Roof		Date assessed	2016
Date Built	1970	Assessment	\$139,620.00
		Mill Rate	58.22
		Taxes	\$8,128.67
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	City	Sale Price	\$277,000.00
Water	City		
Gas	Yes		
Electrical	200 Amps		

## Income

Tenant Annual  
Day Care \$38,000.00

## Expenses

Taxes \$8,128.67  
Insurance \$1,400.00  
Total \$9,528.67

NET operating Income  
\$28,471.33  
Asking Price: \$277,000.00  
Cap Rate 10.3%