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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

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.

PROPERTY DATA FORM				
PROPERTY ADDRESS	ROPERTY ADDRESS 120 Stor		Ave	
CITY, STATE		Waterbury, C	Г 06705	
BUILDING INFO			MECHANICAL EQUIP.	
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
			OTHER	
Avail docks			Zoning	IP
Int. Construction			Parking	Ample
Ext. Construction	Brick		State Route / Distance To	Route 8/ 2.5 miles
Ceiling Height			TAXES	
Roof			Date assessed	2016
Date Built	1970		Assessment	\$139,620.00
UTILITIES			Mill Rate	58.22
Sewer	City		Taxes	\$8,128.67
Water	City		TERMS	
Gas	Yes		Sale Price	\$277,000.00
Electrical	200 Amp	S		

Income

<u>Tenant</u> 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%

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