

FOR SALE

**10 Marine Street
Thomaston, CT 06787
Leased Investment Property**



10,000 +/- S/F Professional Office Building

\$82,344.00 Net operating income

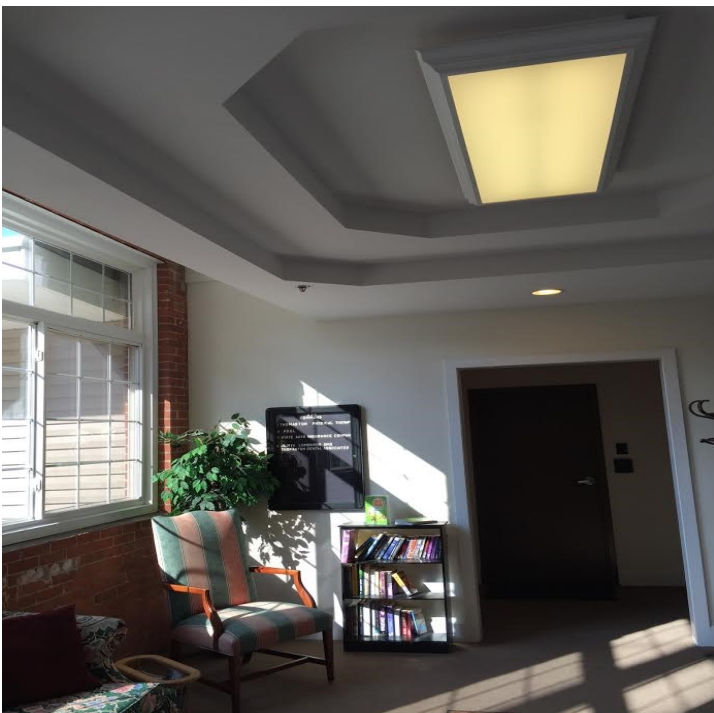
Visible location on RT 254

Ample parking

Sale asking: \$850,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		10 Marine Street	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	10,000	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F		Type of Heat	Gas
		OTHER	
Ext. Construction	Brick	Acres	.661
Ceiling Height	9'	Zoning	RA 15
Roof	Flat	Parking	Ample
Date Built	1925	State Route / Distance To...	Route 8/ 2.miles
		TAXES	
		Assessment	
		Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	City	Sale asking \$850,000.00	
Water	City		
Gas	Yes		
Electrical	200 amp		



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.



**10 Marine
Thomaston, CT**

Unit	Description	Lease	Expires
Therapist - Dale	Office space	\$ 2,086.00	Expires 2021
Dentist - Judy	Office space	\$ 2,076.00	Expires 2023
Element 119	2,316 s/f office space	\$ 2,509.00	Expires July 31, 2020
Tom Batiste	800 s/f office space	\$ 649.00	
Erin Chrio		\$ 725.00	
	Garage 1	\$ 150.00	
	Garage 2	\$ 150.00	
Totals		\$ 8,345.00	
Annual Expenses			
Taxes		\$ 15,924.00	
Insurance		\$ 3,936.00	
* Water		\$ 1,200.00	
Electric		\$ 1,200.00	separate meters
Yankee Gas			separate meters
Snow Removal / Lawn Care		\$ 3,600.00	
Total Expenses		\$ 25,860.00	
Current Income			
Combined Leases		\$ 100,140.00	
Minus Expenses		(\$25,860.00)	
Net Operating Income		\$74,280.00	
Current Income			
Building Value (income)		\$ 850,000.00	
		CAP RATE 9.3	