

FOR SALE

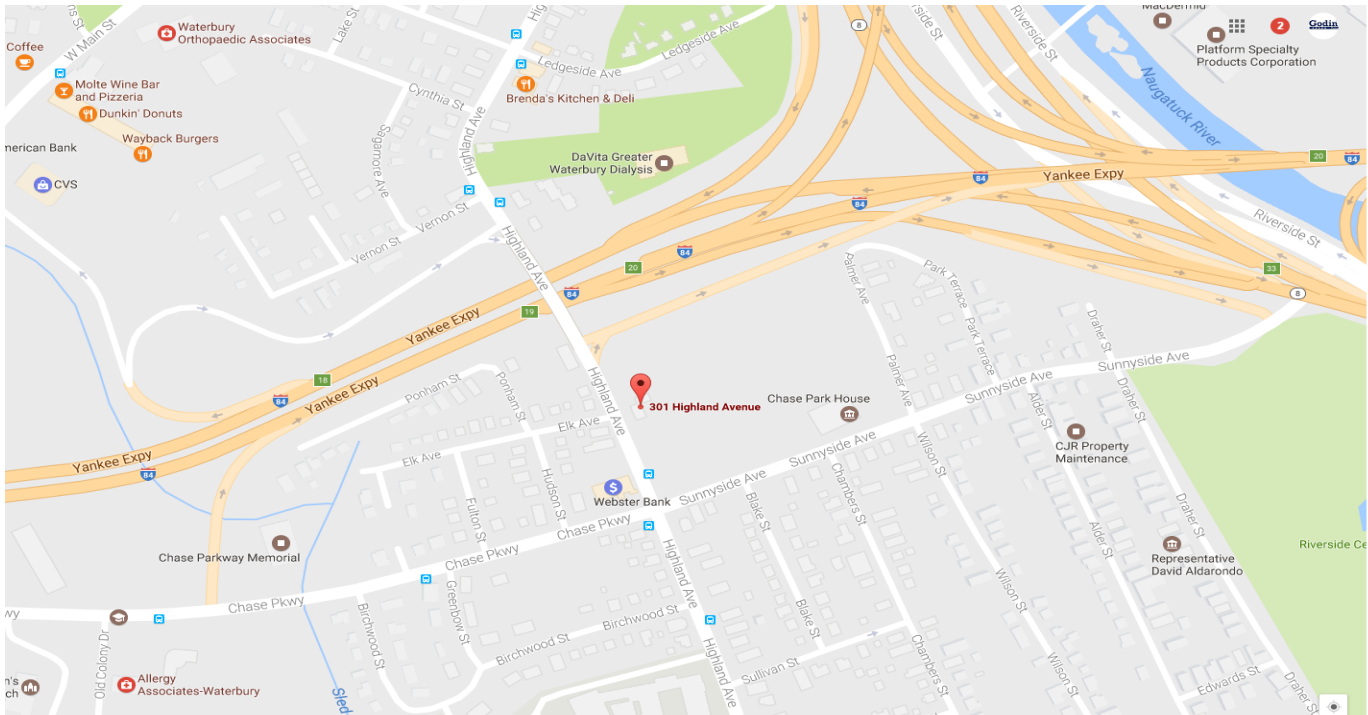
**301 Highland Ave
Waterbury, CT 06708**



Investment Opportunity
3,452 S/F Professional Office Building
West side location
Ideal for an Owner / User
Five Tenant Building
Immediate Access to I-84 and Route 8
11.50 % CAP
Asking Price: \$319,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		301 Highland Ave	
CITY, STATE		Waterbury, CT 06708	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,452 S/F	Air Conditioning	Central
Number of floors	2	Sprinkler / Type	
Avail S/F	3,452 S/F	Type of Heat	Gas/ oil
Will subdivide to		OTHER	
Ceiling Height		Parking	Ample
Ext. Construction		Interstate/ distance to	I-84 immediate
Date Built	1930	State Route / Distance To...	RT 8 - 1/4 mile
UTILITIES		TAXES	
Sewer	City	Assessment	\$207,590.00
Water	City	Mill Rate	60.21
Gas	Yes	Taxes	\$12,499.00
Electrical	200 Amps	TERMS	
		Sale price	\$319,000.00



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.

301 Highland			5/9/2018	
Waterbury, CT				
Income/				
Unit	Tenant	Description	Lease / Month	
1	Attorney Ray An-	1500 S/F	\$ 2,166.00	
2	Architect	1500 S/F	\$ 1,500.00	
3	Meir	single office	\$ 565.00	
4	Ann - Skin care	750 S/F	\$ 800.00	
5	Vacant	single office	\$ 550.00	
				Annual
		Totals	\$ 5,581.00	\$ 66,972.00
	Annual Expens-			
	Taxes	\$ 12,499.00		
	Insurance	\$ 3,448.00		
	Maintanance and	\$ 4,100.00		
	Utilities	\$ 10,350.00		
	Total Expenses	\$ 30,397.00		
		Breakout		
	Combined Leases	\$ 66,972.00		
	Minus Expenses	(\$30,397.00)		
	Net Operating In-	\$36,575.00		
	Asking Price:	CAP Rate		
	\$319,000.00	11.50%		

