

# FOR SALE

**1432 Old Waterbury Road  
Southbury, CT  
Leased Investment Property**



- **13,800 S/F Industrial Flex building**
- **Great location on I-84, nice unit mix, high demand area**
- **Condominium building allows units to be sold off individually in the future**
- **\$132,828.00 Net operating income**  
**Sale: \$1,275,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1432 Old Waterbury Road	
<b>CITY, STATE</b>		Southbury, CT 06488	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	+/- 24,000 original	Air Conditioning	Varies per unit
Avail S/F	13,800 S/F	Sprinkler / Type	No
Ext. Construction	Steel	Type of Heat	Gas
Avail overhead doors	1 per unit	<b>OTHER</b>	
Ceiling Height	15'	Zoning	IP
Roof	Steel	Parking	Ample
Date Built	1994	State Route / Distance To...	I-84 .1 mile
		<b>TAXES</b>	
		Assessment	
		Mill Rate	28.40
		Taxes	\$14,669.75
<b>UTILITIES</b>		<b>TERMS</b>	
Sewer	Septic	Sale	\$1,275,000.00
Water	City		
Gas	Yankee Gas		
Electrical	200 Amps per unit		
Volts/ Phase	208V / 3 phase		



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.

**1432 OLD WATERBURY RD. CONDO ASSOCIATION  
2016 PROJECTED BUDGET**

	2015 Actual	2016 Projected
Insurance	\$3,768	\$2,900
Refuse	4,974	4,600
Snow Removal	7,542	6,800
Lawn Contract	1,794	4,500
Exterior Lights	4,463	3,000
Copies/Postage	125	100
Water/Sprinkler Testing	685	700
Misc. L&M	9,837	6,000
Legal	175	300
Accounting	-0-	700
Management	4,106	2,400
Reserves	1,434	3,000
	-----	-----
<b>Totals</b>	<b>\$38,903</b>	<b>\$35,000</b>
Property Taxes	14,705	14,705

**Note: Upon completion of the 2015 year end accounting, if there are any adjustments to be made, a separate letter will be sent out. All figures are rounded to the nearest dollar.**

1432 Old Waterbury Road  
Southbury

11/1/2016

Rent Roll

Unit no.	Size	O/T	Base Rent
1&2 - Dilley Flrs.	4,000	Sold unit	Own n/a
3,4&5 - Crossfit exp. 7/31/22	6,000	T	\$ 48,000.00
6&7- ICT Co.	3,500	O	Own n/a
8&9 - S. Brit. Oil exp. 5/31/18	3,000	T	\$ 32,600.00
10 - Cito Co.	1,500	O	Own n/a
11 - Amer. Msg. exp 9/30/21	1,500	T	\$ 20,878.00
12 - Cordova Plumbing	3,300	T	\$ 31,350.00
13 - Cordova Plumbing		T	\$
14- L. Becker	1,100	O	Own n/a
Totals			\$ 132,828.00

