

# FOR SALE

45 Cherry Street  
Waterbury, CT 06702



**3,642 S/F Mixed Retail and Residential Investment Opportunity**

**Fully leased including multi year commercial spaces**

**15.2% Cap Rate**

**Great location across from newly developed Dollar General and close to many downtown amenities**

**Additional adjacent .11 acre vacant lot available/negotiable**

**Sale Price: \$349,000.00**

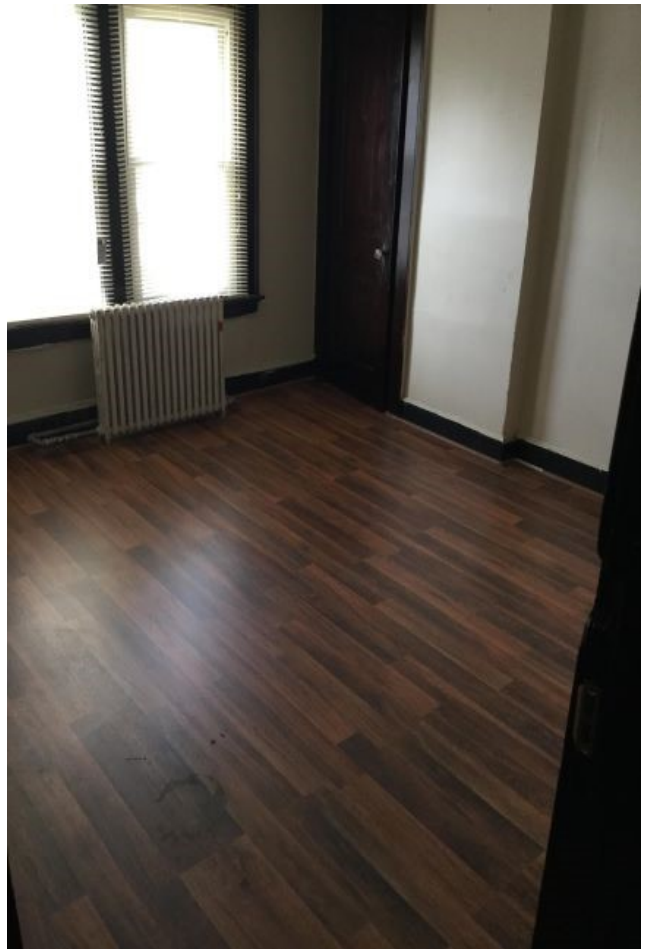
**(Large security deposit will transfer to new owner )**

# PROPERTY DATA FORM

|                         |                    |                              |                |
|-------------------------|--------------------|------------------------------|----------------|
| <b>PROPERTY ADDRESS</b> |                    | 45 Cherry Street             |                |
| <b>CITY, STATE</b>      |                    | Waterbury, CT 06702          |                |
| <b>BUILDING INFO</b>    |                    | <b>MECHANICAL EQUIP.</b>     |                |
| Total S/F               | 3,642              | Air Conditioning             | Window Unit    |
| Number of floors        | 2                  | Sprinkler / Type             | Basement       |
| Avail S/F               | 3,642              | Type of Heat                 | Forced Hot Air |
|                         |                    | <b>OTHER</b>                 |                |
|                         |                    | Acres                        | .08            |
| Ext. Construction       | Brick/Siding       | Zoning                       | Mixed          |
| Ceiling Height          | 8'                 | Parking                      | On street      |
| Roof                    | Flat/Shingle       | State Route / Distance To... |                |
| Date Built              | 1900- remodel 2017 | <b>TAXES</b>                 |                |
|                         |                    | Assessment                   | \$119,800.00   |
|                         |                    | Mill Rate                    | 60.21          |
|                         |                    | Taxes                        | \$7,213.16     |
|                         |                    | <b>TERMS</b>                 |                |
|                         |                    | Sale asking                  | \$349,000.00   |
| <b>UTILITIES</b>        |                    |                              |                |
| Sewer                   | City               |                              |                |
| Water                   | City               |                              |                |
| Gas                     | Yes                |                              |                |
| Electrical              |                    |                              |                |



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**Income/Expense**

| Unit | Tenant                                     | Description | Lease / Month |
|------|--|-------------|---------------|
| 1    | Residential 1 <sup>st</sup> floor          | 2BR 1BTH    | \$ 995        |
| 2    | Residential 2 <sup>nd</sup> floor          | 3BR 1BTH    | \$ 1,100      |
| 3    |  |             |               |
| 4    | Commercial                                 |             |               |
| 5    | Mini Mart (5 year lease)                   |             | \$2,200       |
| 6    | Restaurant ( New 5 year lease)             | 700 S/F     | \$1,500       |
|      | Large security deposit (3mos. + last mos.) |             |               |
| 7    | Laundry (Coin Operated) approximate        |             | \$80          |
|      |  |             |               |
|      |  |             |               |

|               |                   |
|---------------|-------------------|
| <b>Totals</b> | <b>\$5,875.00</b> |
|---------------|-------------------|

| <b>Annual Expenses</b>      |             |
|-----------------------------|-------------|
| Taxes– Real estate          | \$7,213.16  |
| Taxes– Restaurant Equipment | \$250.00    |
| Insurance                   | \$4,901.00  |
| Utilities                   | \$4800.00   |
|                             |             |
| Common Area Maintenance     | \$300.00    |
|                             |             |
| Total Expenses              | \$17,463.16 |

|                      | <b>Breakout</b> |
|----------------------|-----------------|
| Combined Leases      | \$70,500.00     |
| Minus Expenses       | (\$17,463.16)   |
| Net Operating Income | \$53,036.84     |

| <b>Asking Price:</b> | <b>CAP Rate</b> |
|----------------------|-----------------|
| <b>\$349,000.00</b>  | <b>15.2%</b>    |