

# FOR SALE

45 Cherry Street  
Waterbury, CT 06702



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

**Fully Occupied Including New Multi Year Commercial Leases**

**15.3 % 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**

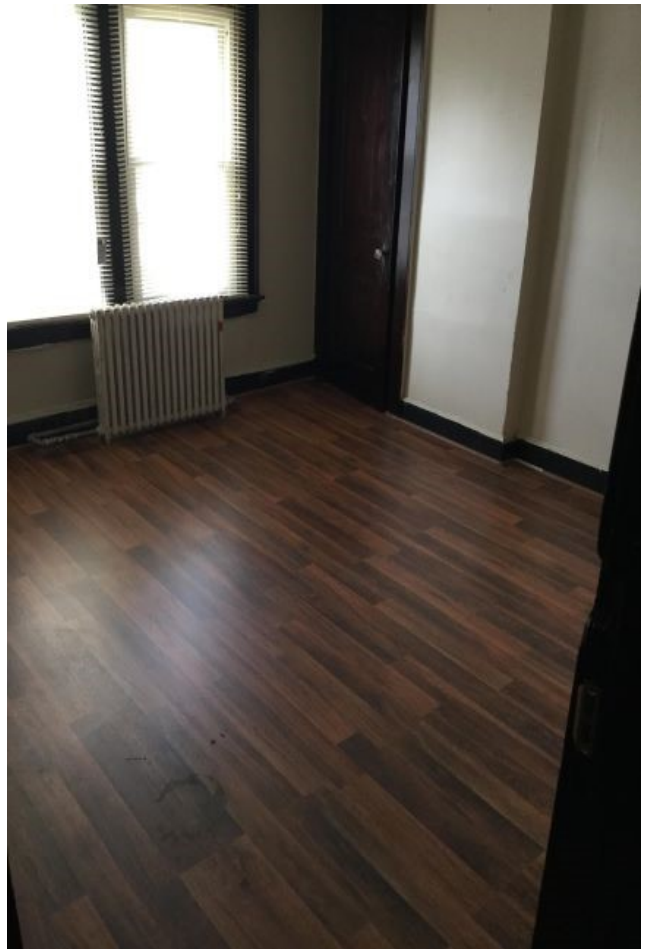
**(Large Security Deposit will Transfer to New Owner )**

# 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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**45 Cherry**

**Waterbury, CT**

**Income/  
Expense**

Unit	Tenant	Description	Lease	Utilities	Term
Residential					
1	1st Floor	2Br 1 Bath	\$995	included	
2	2nd floor	3 Br 1 Bath	\$1,100	included	
Commercial					
63	Mini Mart	Long Term ten	\$2,100	separate	5 Years
65	Restaurant (Mex)		\$1,500	separate	5 Years- increase after
	coin Laundry		\$80		
<b>Totals</b>			<b>\$5,775</b>		

<b>Annual Expenses</b>	
Taxes	\$ 7,213.16
Insurance	\$ 4,901.00
Utilities (residential)	\$ 3,610.94
	\$ -
Maintenance	\$ 300.00
<b>Total Expenses</b>	<b>\$ 16,025.10</b>

tenants pay %  
no lawn/tenants do own

<b>Breakout</b>	
Combined Leases	\$ 69,300.00
Minus Expenses	<b>\$16,025.10</b>
<b>Net Operating Income</b>	<b>\$53,274.90</b>

<b>Asking Price:</b>	<b>CAP Rate</b>
<b>\$349,000.00</b>	<b>15.30%</b>