

FOR SALE



***38 Industrial Road
Prospect, CT***

**Prospect Self Storage
Built in 2002 and Well Maintained
The Facility has 143 Standard Units in
5 Buildings**

**Plus 10 Additional Units in
2 Contractor Buildings**

**Also 47 outside parking spaces for storing
trailers and boats**

**Utilizing only 3 Acres of the 9 Acre Site
Offers Possibilities for Expansion**

Offered at: \$1,850,000.00



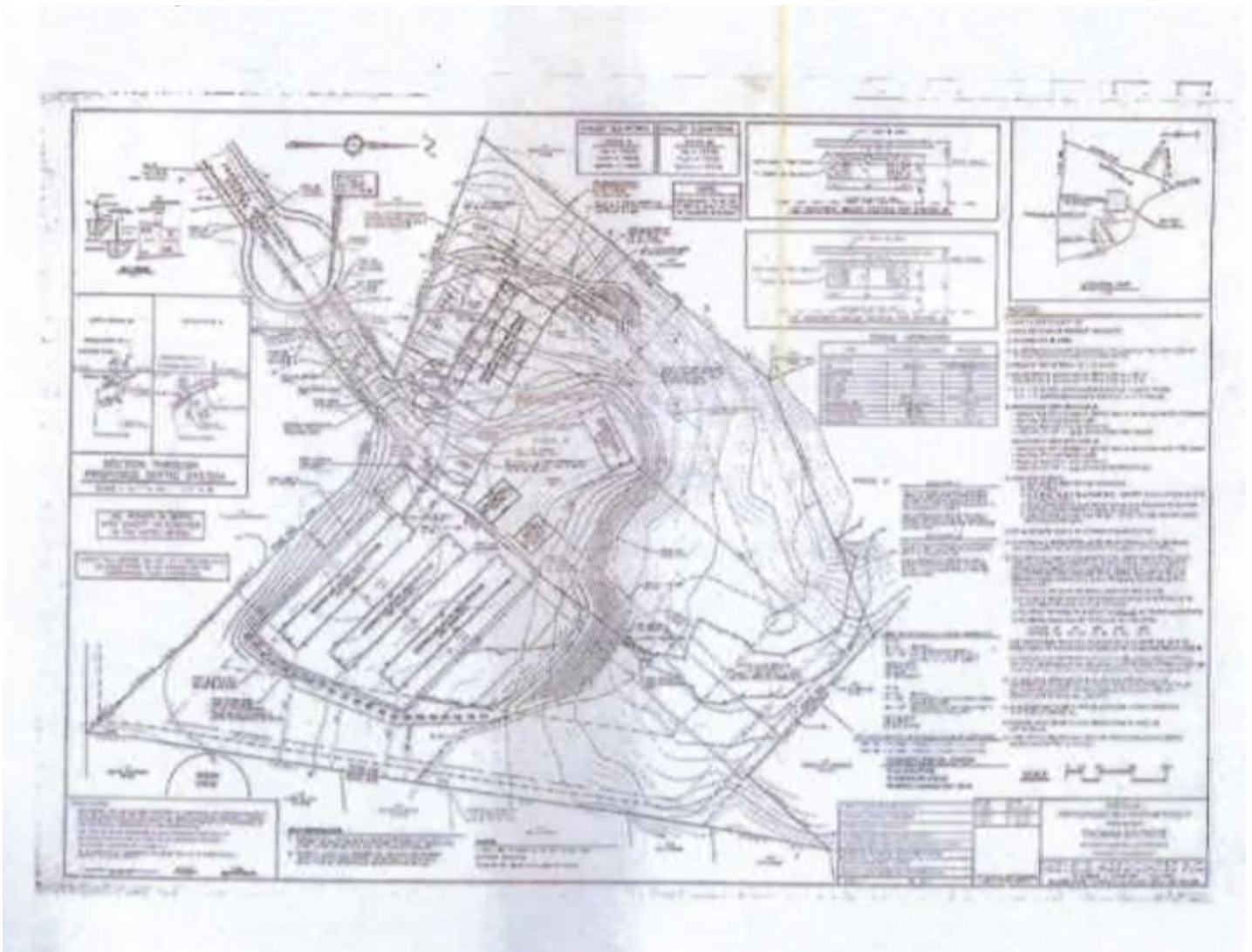
Historically High Occupancy Rates
Great Suburban Location
Just off RTE 68 and Minutes to Highways
Unit Mix From 50 S/F to 600 S/F
Onsite Office - Easy to Operate and Maintain
Secure and Well Protected Facility



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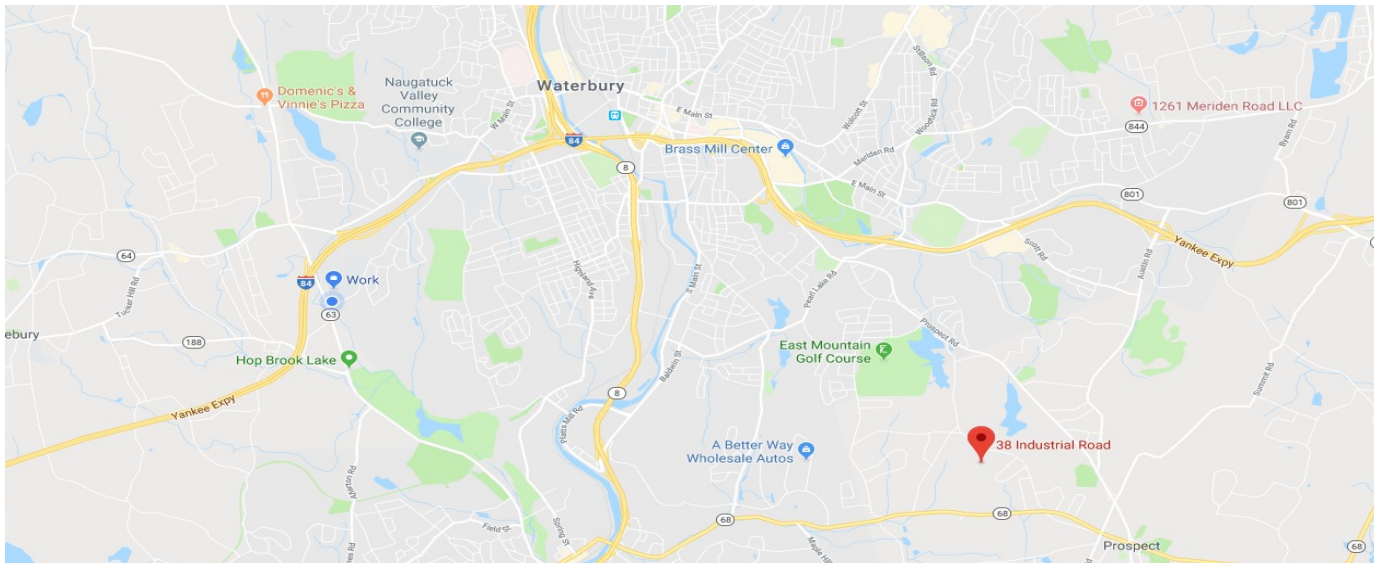
38 Industrial Road Prospect, CT			
Unit	Description	2018 Income	
5 Self Storage Buildings	190 Total Units	\$ 242,508.00	
2 Larger Contractor Building	10 Units		
Utilizing only 3 of the 9 acres			
	Annual Totals	\$ 242,508.00	
Annual Expenses			
Property Taxes	\$ 31,031.00		
Insurance	\$ 7,500.00		
Utilities:	\$ 18,000.00	electric, water, trash, phone, security and	
Sales Tax	\$ 12,000.00		
labor	\$ 24,000.00		
Total Expenses	\$ 92,531.00		
Combined Leases	\$ 242,508.00		
Minus Expenses	(\$92,531.00)		
Net Operating Income (NOI)	\$149,977.00		
Sale Price	\$ 1,850,000.00		
Note: 6 expandable acres			

Great Cash Flow Over \$240,000.00 Gross Income Annually



PROPERTY DATA FORM

PROPERTY ADDRESS		38 Industrial Road	
CITY, STATE		Prospect, CT	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	29,100	Air Conditioning	Yes Contractor Spaces
Number of floors	1	Sprinkler / Type	No
Avail S/F	29,100	Type of Heat	
Units	190	OTHER	
Number of Buildings	7	Acres	9.4
Ext. Construction	Metal Panels	Zoning	Storage by Right
Ceiling Height		Parking	Ample
Roof	Steel	State Route / Distance To...	3 Miles to I84 & RTE 8
Date Built	2002	TAXES	
UTILITIES		Assessment	\$993,010.00
Sewer	City	Appraisal	\$1,418,589.00
Water	City	Mill Rate	31
Gas		Taxes	\$29,790.30
Electrical	200 Amps	TERMS	
		Sale	\$1,850,000.00



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