

# 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**

**13.80 % 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**

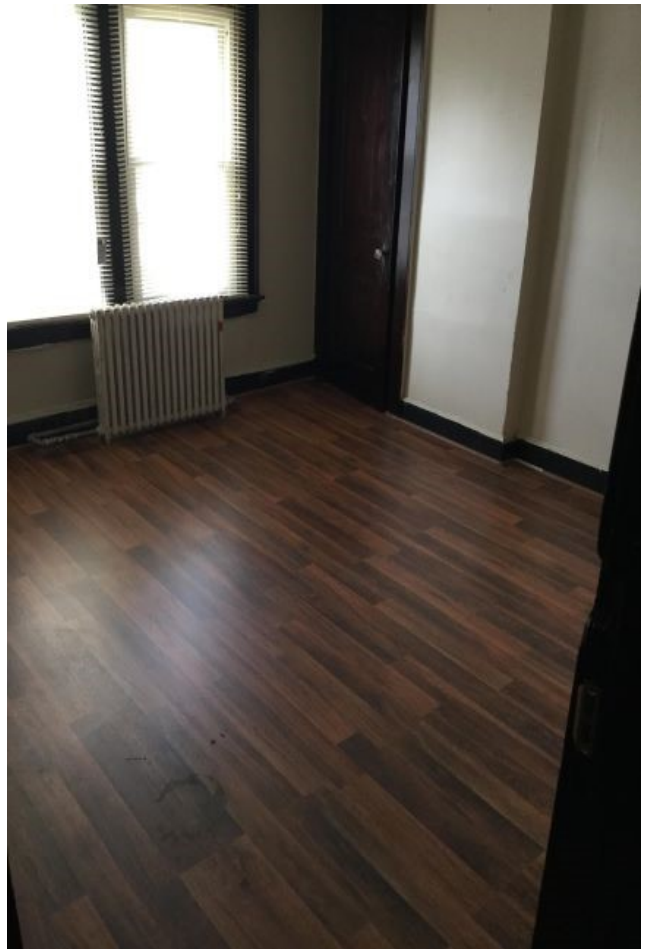
**(Large Security Deposit will Transfer to New Owner )**

# 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	\$1,105	included	(9/1/19)
Commercial					
63	Mini Mart	Long Term ten	\$2,100	separate	5 Years
65	Restaurant (Mex)		\$1,500	separate	5 Years- increase after year 2
	coin Laundry		\$80		

**Totals \$5,780**

**Annual Expens-**

Taxes	\$ 8,025.78
Insurance	\$ 5,676.84
Utilities (residential)	\$ 4,600.00
5% Vacancy	\$ 3,468.00
Maintenance	\$ 500.00
Total Expenses	\$ 22,270.62

extra policy added on commercial units for \$150,000.00

no lawn/no plowing tenants shovel

**Breakout**

Combined Leases	\$ 69,360.00
Minus Expenses	<b>\$22,270.62</b>
Net Operating Income	\$47,089.38

**Purchase Price: CAP Rate**

**\$340,000.00 13.80%**