

**FOR SALE**



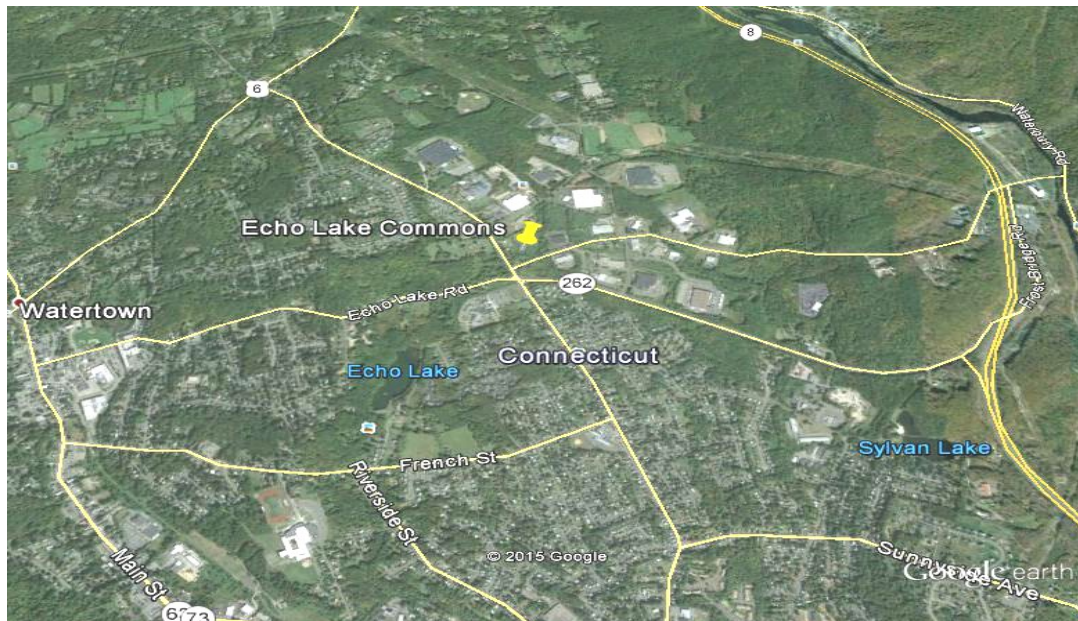
**777 Echo Lake Road  
Watertown, CT**

**Investment Property  
Echo Lake Commons (Built 2017)  
New Class A Medical / Professional  
Complex 25,000 S/F  
Tenants Include: Prospect Medical, Dr.  
McHugh and Associate, Connect Physical  
Therapy, Main Street Financial and  
Watertown's busiest restaurant  
"The Uncommon Grill"  
Sale Price: \$8,195,000.00**



# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		777 Echo Lake Road	
<b>CITY, STATE</b>		Watertown, CT 06795	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	25,000	Air Conditioning	Central
Number of Floors	2	Sprinkler / Type	Yes
Avail. S/F	2,500	Type of Heat	Gas Forced Air
Will Subdivide To...	2,500	<b>TAXES</b>	
Avail. Docks		Assessment	\$2,692,600.00
Ext. Construction	Brick, EIFS, Composite	Appraisal	\$3,511,600.00
		Mill rate	33.59
Int. Construction	Framed/Gypsum	Tax	\$90,444.43
Ceiling Height	14 Ft	<b>OTHER</b>	
Roof	Lifetime Shingle	Total Acres	3.5
Date Built	2017	Zoning	Mixed Use
<b>UTILITIES</b>		Parking	Ample 100 +
Sewer	Yes	State Route / Distance To...	1 Mile Route 8
Water	Yes		On State Route 262
Gas	Yes	<b>TERMS</b>	
Electrical	200 Amp	Sale	\$8,195,000.00
		Lease rate	\$19.00 PSF NNN



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Watertown, CT

Income/Expense

Suites	Tenant	Description	PSF	Lease / Month	Increases	Expiration
	<b>Lower Level</b>					
A	Alliance - Waterbury Hospital	7,500 s/f	\$ 17.00	\$ 10,625.00	3% annual	1/31/2026
B	Alliance - Waterbury Hospital					
C	Alliance - Waterbury Hospital					
D	Uncommon Grill	1,534 s/f	\$ 17.00	\$ 4,391.67	5 year fixed/ 3% annual	4/30/2028
E	Uncommon Grill	3,100 s/f	\$ 17.00	\$ 2,173.00	5 year fixed/ 3% annual	4/30/2028
	<b>Upper Level</b>					
F	McHugh and Associates	3,350 s/f	\$ 18.00	\$ 5,025.00	3% annual	10/31/2027
G	Tailionis - Mancini - (Attorneys)	1,650 s/f	\$ 17.51	\$ 2,407.62	3% annual	3/31/2023
H	EMPTY	2,500 s/f	\$ 17.00	\$ 3,542.00	3% annual	Potential Income
I	Connect Physical Therapy	2,500 s/f	\$ 17.51	\$ 3,648.00	3% annual	8/31/2022
J	Main Street Financial	2,500 s/f	\$ 18.00	\$ 3,750.00	3% annual	8/31/2022
		<b>Totals</b>		<b>\$ 35,562.29</b>		

Annual Expenses	NNN Leases	
Taxes	NNN	* Tax Abatement
Insurance	NNN	
Utilities	NNN	
Common Area Maintenance	NNN	
Snow, garbage & all misc.	NNN	
* Tax Abatement - 2022		
Total Expenses	NNN	

	Breakout	Potential
Combined Leases	\$ 384,243.48	\$ 426,747.48
Minus Expenses		
Net Operating Income	\$384,243.48	\$ 426,747.48

CAP: Price:			5.20%
\$8,195,000.00			



# ECHO LAKE COMMONS

## MEDICAL AND PROFESSIONAL CENTER

### **BUILDING**

- Located in Watertown, CT between 3 major State Roads and Highways.
- Four (4) year Tax Abatement Program.
- Magnificent Views
- 24 hour camera surveillance
- Parking lot lighting
- Low maintenance construction to reduce CAM costs
- Leed (Leadership in Energy & Environmental Design) features designed into building, i.e. white .060 TPO roof membrane, double insulation in wall construction, etc.
- Individual energy use cost responsibility
- Open floor plans
- Opportunity to assist in the design to accommodate individual company needs .i.e. communication cabling, shielding for radiology, etc.
- Population of 78,000 within 5 mile radius and 264,000 within 10 mile radius

### **WATERTOWN**

Over 30 restaurants, Starbucks, Dunkin Donuts, Chubba's Bagels and Coffee Shop, grocery stores, car dealerships, 7 banks, 2 post offices, 4 pharmacies, UPS and Federal Express hubs adjacent to building site, high school, middle school, 3 grammar schools, ice cream shops, banquet hall, lakes, 2 libraries, swimming and recreation parks, Crestwood Park Public Golf Club, Watertown Country Club, greenway and more.

Mill Rate is a very attractive 33.59 which will significantly reduce real property and personal property taxes in comparison to all surrounding towns and cities.

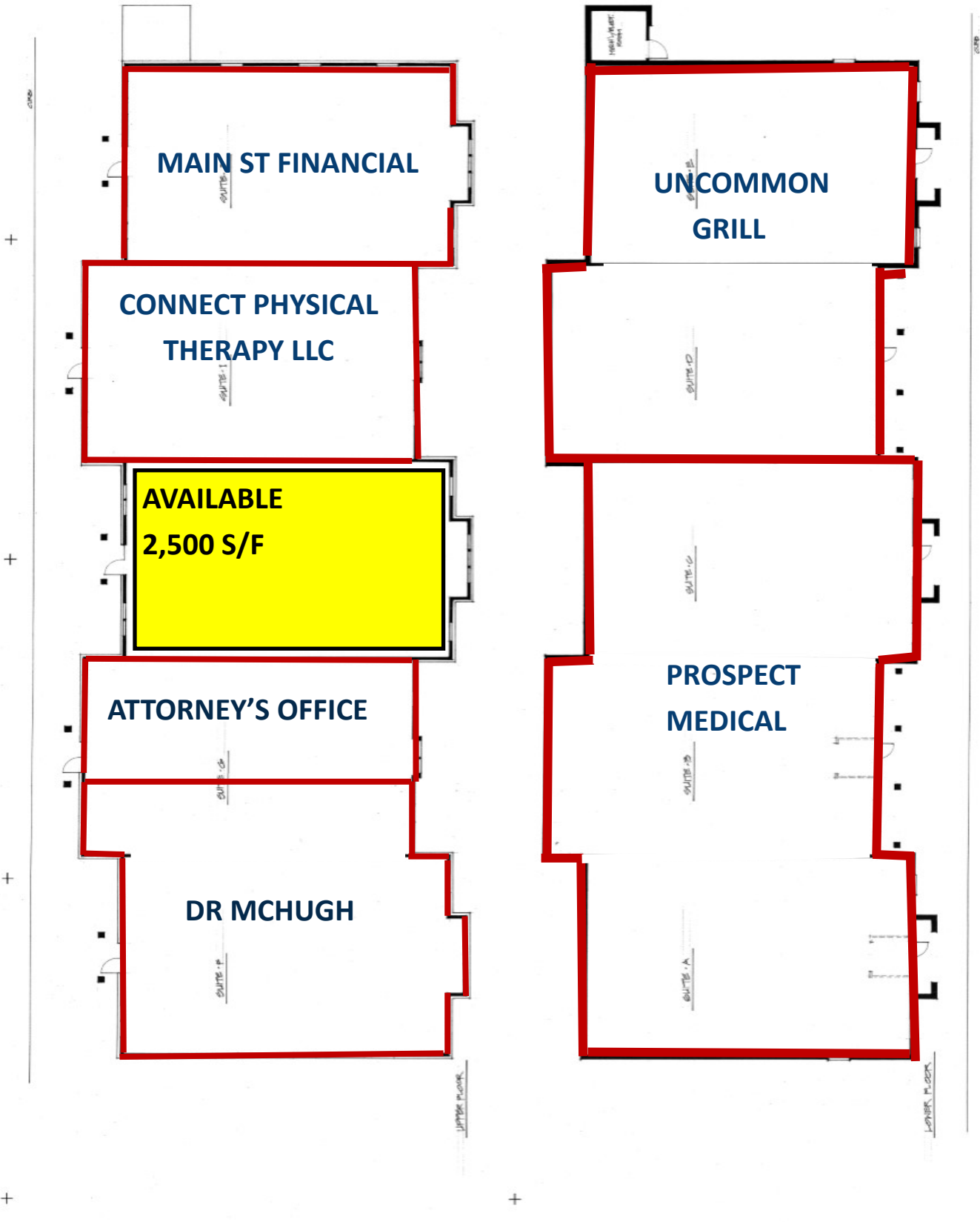
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PLAN NORTH

ECHO LAKE MEDICAL & PROFESSIONAL OFFICE COMPLEX  
777 ECHO LAKE ROAD  
WATERLOO, CT

REVISIONS:  
SCALE: 1/8" = 1'-0"  
DATE: JAN-2019  
**KENYON & CUTLER**  
ARCHITECTS  
ONE DUNBAR DRIVE  
WATERLOO, CONNECTICUT 06097  
TEL: 860-241-8800 FAX: 860-241-8801



ECHO LAKE ROAD



AREA SURROUNDING ECHO LAKE COMMONS

