

# **FOR SALE**

### CONTACT: MARY BUCKLEY

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### 525 - 527 Wolcott Street Waterbury, CT 06705

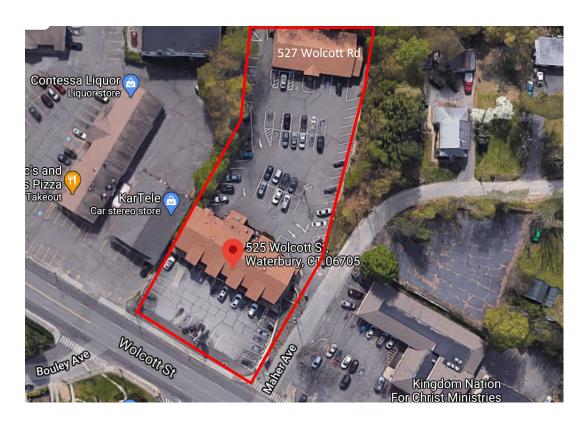
**Retail/Office Investment Opportunity** Archway Plaza- Consists of 2 Buildings 15,558 +/- S/F on 1.32 Acres

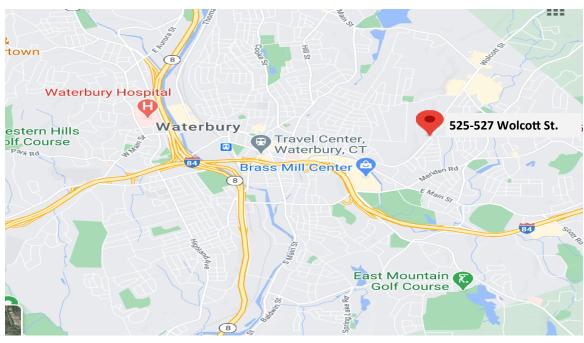
#1-12,058 S/F 2 Story Retail/ Office \*Both Ground Entry \*Frontage Along Busy Wolcott Street

#2-3,500 S/F One Story Office/ Retail \*Freestanding \*Located Rear of Property (Corner of Maher Ave & Wolcott Street)

Asking: \$1,700,000.00







### 525 Wolcott Street, Waterbury, CT 06705





BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	12,058 +/-	Air Conditioning	C/A
Number of floors	2	Sprinkler / Type	None
Office Space		Type of Heat	W/Air Gas
Ext. Construction		OTHER	
Ceiling Height	12' - 15'	Acres	.67
Roof	Asphalt	Zoning	CA
Date Built	1976	Parking	Ample
		State Route / Distance To	I-84
		TAXES	
		Assessment	\$537,170.00
UTILITIES		Appraisal	\$765,390.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$32,343.00
Gas	EverSource	TERMS	
Electrical	Separate	\$1,700,000.00 Package	525-527 Wolcott St.

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# 527 Wolcott Street, Waterbury, CT 06705



BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	3,500	Air Conditioning	CA
Number of floors	1	Sprinkler / Type	
Office Space		Type of Heat	W/Air Gas
Ext. Construction		OTHER	
Ceiling Height	15'	Acres	.65
Roof	Asphalt	Zoning	CA
Date Built	1987	Parking	Ample -Private Lot
		State Route / Distance To	I-84
		TAXES	1
		Assessment	\$128,990.00
UTILITIES		Appraisal	\$184,270.00
Sewer	City	Mill Rate	60.21
Water	City	Taxes	\$7,766.48
Gas	EverSource	TERMS	Combined w/ 525 Wolcott St.
Electrical		Sale	\$1,700,000.00

525 - 527 Wolcott Street Waterbury, CT. 06705

2020 Rent Roll

# Income/Expense

Unit	Tenant	Description	Lease / Month	Annual rent	Annual rent Lease Expires
-	Waterbury Veterinary	1,000 s/f	\$1,739.00	\$20,868.00	Dec-22
2	CT Renaissance	3,236 s/f	\$2,933.33	\$35,199.96	Oct-23 Renewing
3	Cigar N Tobacco	1,152 s/f	\$1,550.00	\$16,600.00	Jan-24
4	Elara Carin Network	3,986 s/f	\$7,401.45	\$88,817.40	Feb-22 Renewing
5	Academy of Medical	2,300 s/f	\$2,142.00	\$25,704.00	Aug-22
		Totals	\$15,765.78	\$15,765.78 \$187,189.32	

Annual Expenses	
Taxes	\$38,000.00
Snow & Landscape	\$1,500.00
Insurance	\$5,500.00
Utilities	\$3,500.00
Water & Sewer	\$2,200.00
Total Expenses	\$50,700.00

	Breakout	
Combined Leases	\$187,189.32	
Minus Expenses	\$50,700.00	
Net Operating Income	\$136,489.32	

8.0 % CAP Rate \$'

\$1,700,000.00