

FOR SALE

*76 Watertown Rd
Thomaston, CT 06787*



Stunning Retail Investment Opportunity
36,678 +/- square foot Retail/Office Building
Vibrant power plaza in Thomaston
Complete Renovations in 2018
16 Tenants including:
Hartford Hospital, Bentley Systems, H&R Block and more
Potential Income: \$470,354.00
Potential CAP RATE: 7.3%

Asking Sale Price: \$6,450,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS	76 Watertown Road
CITY, STATE	Thomaston, CT 06787

BUILDING INFO

Total S/F	36,678 +/-
Number of Floors	2
Avail. S/F	5,485 +/-
Will Subdivide To...	
Avail. Docks	
Ext. Construction	Block
Int. Construction	
Ceiling Height	8' - 16'
Roof	New
Date Built	2015

UTILITIES

Sewer	City
Water	City
Gas	Yes
Electrical	200 amps

MECHANICAL EQUIP.

Air Conditioning	Central
Sprinkler / Type	Yes
Type of Heat	Gas/ Eclectic

TAXES

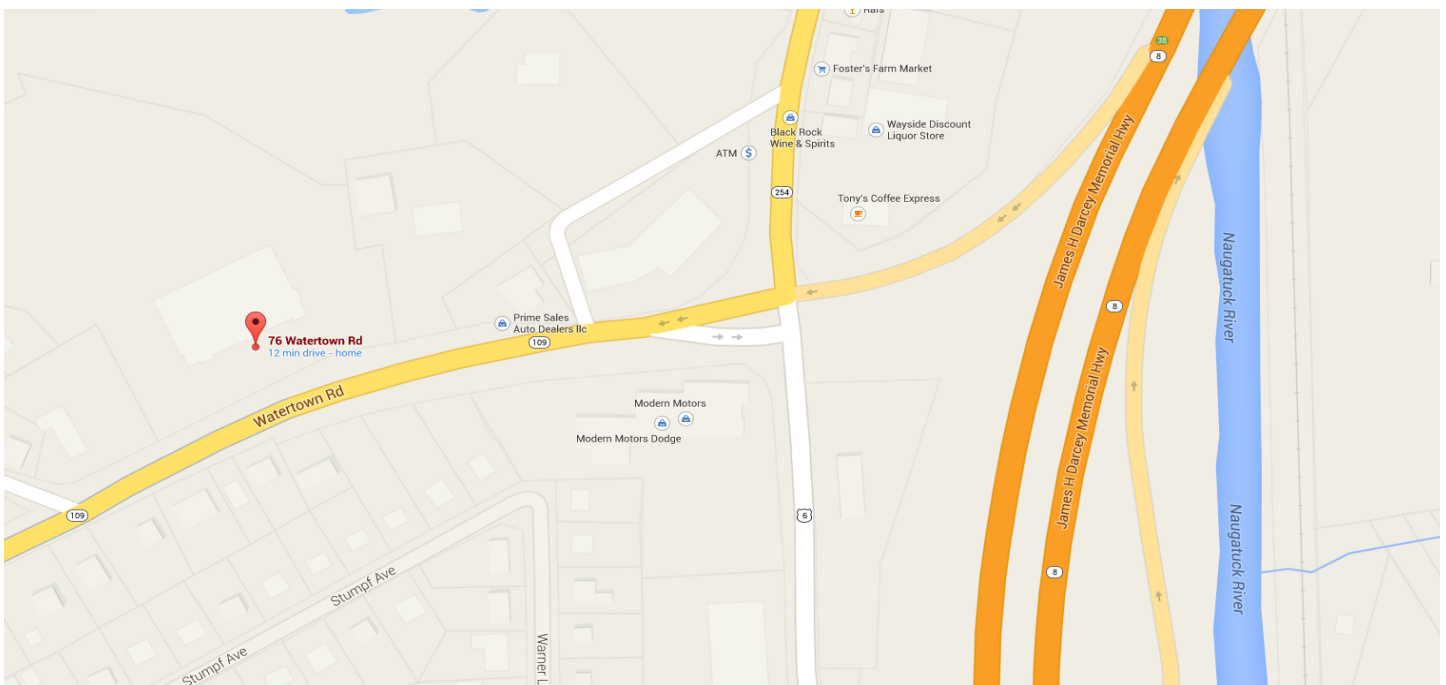
Assessment	
Mill Rate	
Taxes	TBD

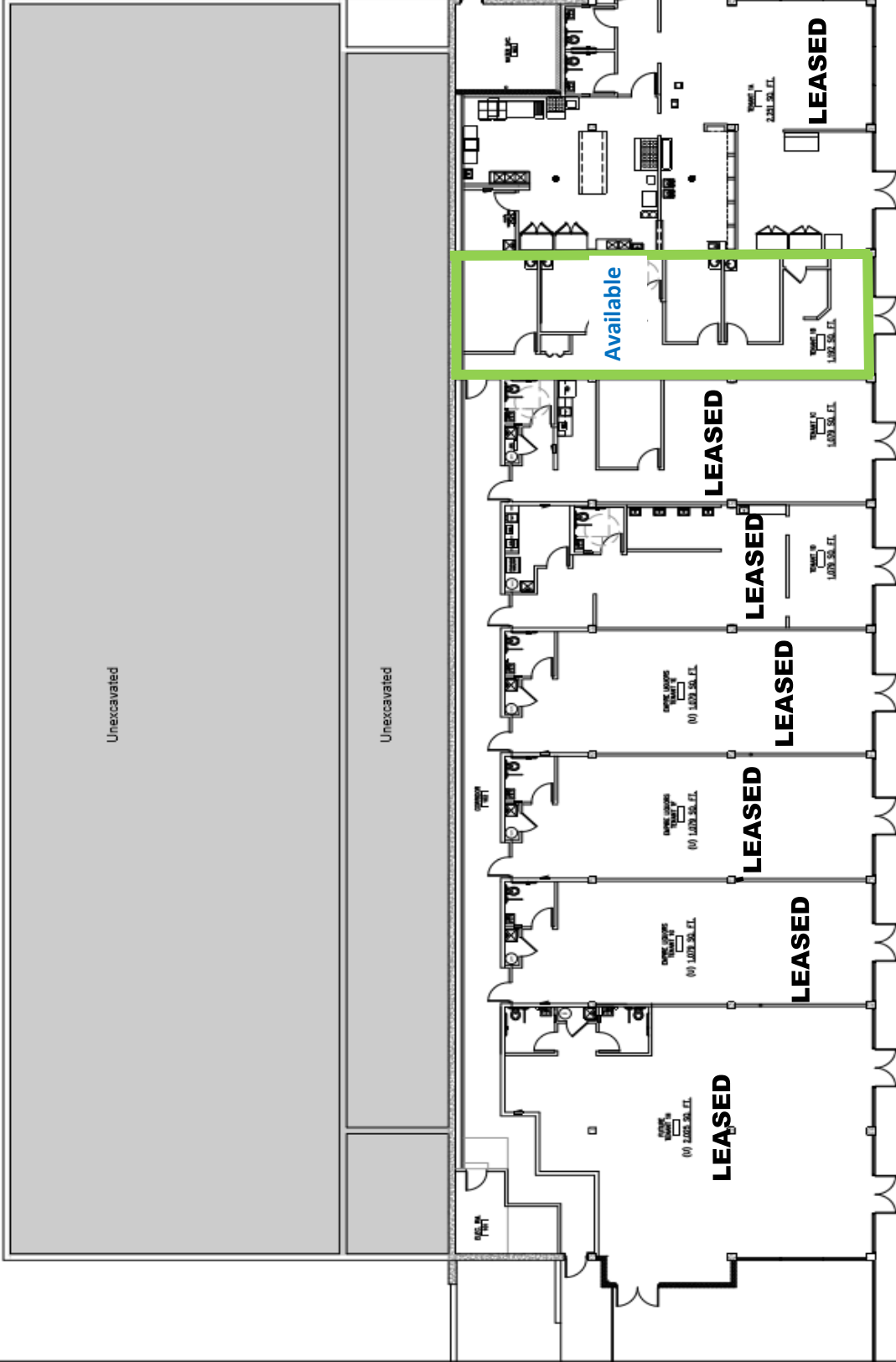
OTHER

Total Acres	8 +/-
Zoning	Commercial
Parking	Ample
State Route / Distance To...	Route 8 / Exit 38

TERMS

Sale	\$6,450,000.00
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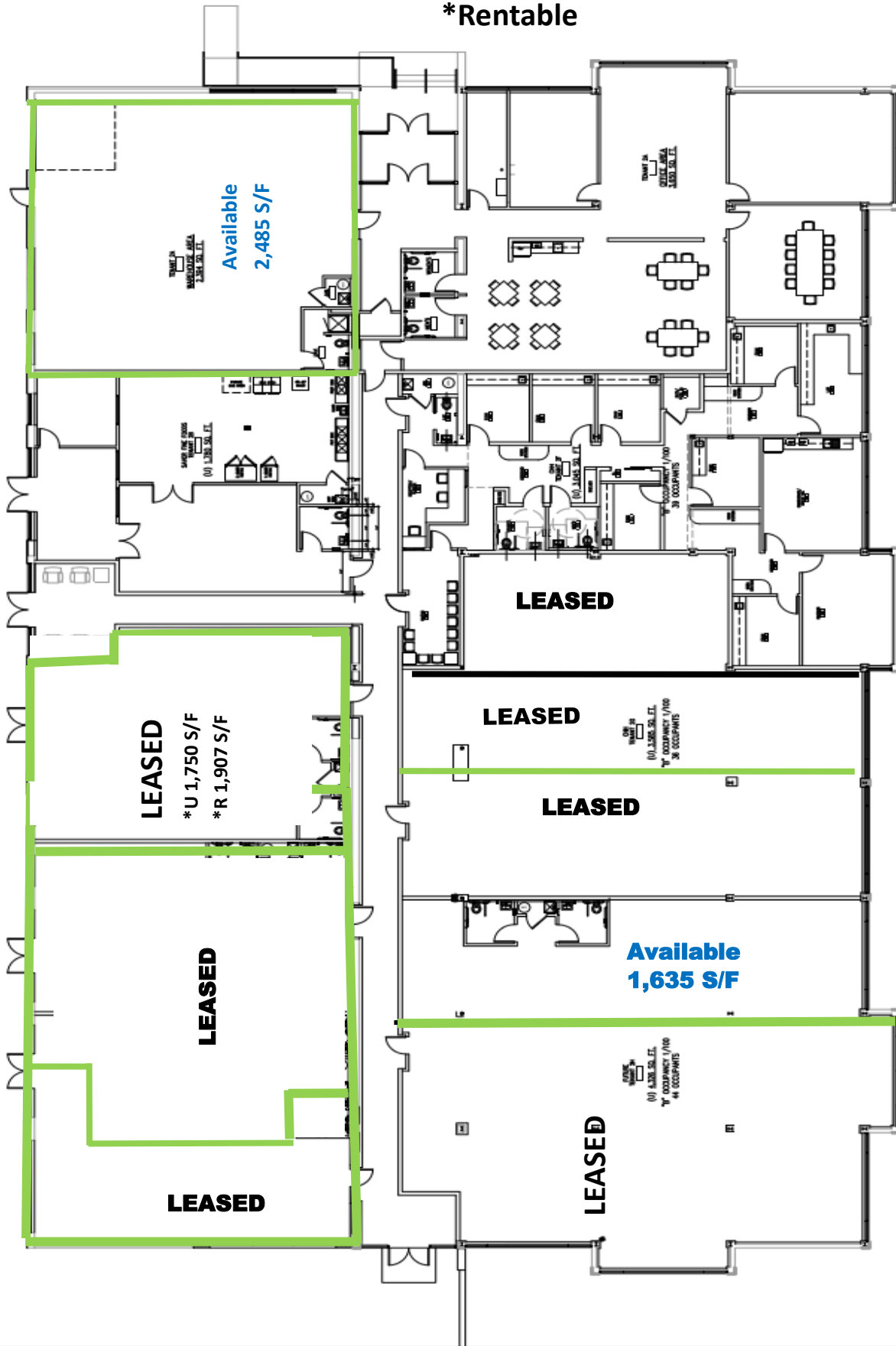
NO.	DESCRIPTION	DATE	APP'D	DR

**First Floor
Tenant Spaces**

DLM Professional Plaza
76 Watertown Road
Thomaston, Connecticut

A1

*Useable
*Rentable



A2

DLM Professional Plaza
78 Watertown Road
Thomaston, Connecticut

Second Floor
Tenant Spaces

DATE	10/01/15	SCALE	1/8"=1'-0"	DRAWN	DC	CHK	OR	APP'D	OK