

# FOR SALE

**10 Marine Street  
Thomaston, CT 06787  
Leased Investment Property**



**10,000 +/- S/F Professional Office Building**

**\$82,344.00 Net operating income**

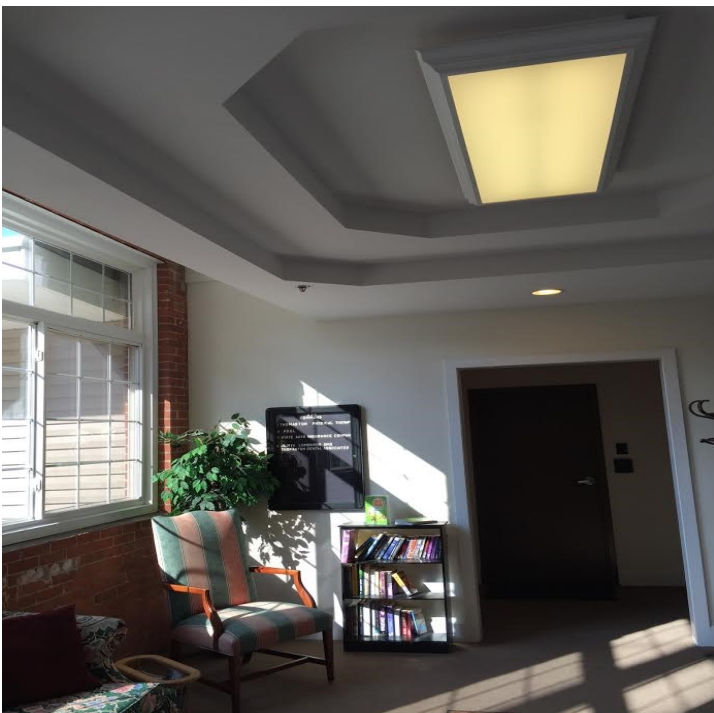
**Visible location on RT 254**

**Ample parking**

**Sale asking: \$825,000.00**

# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		10 Marine Street	
<b>CITY, STATE</b>		Thomaston, CT 06787	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	10,000	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F		Type of Heat	Gas
		<b>OTHER</b>	
Ext. Construction	Brick	Acres	.661
Ceiling Height	9'	Zoning	RA 15
Roof	Flat	Parking	Ample
Date Built	1925	State Route / Distance To...	Route 8/ 2.miles
		<b>TAXES</b>	
		Assessment	
		Mill Rate	
		Taxes	
		<b>TERMS</b>	
		Sale asking	\$825,000.00
<b>UTILITIES</b>			
Sewer	City		
Water	City		
Gas	Yes		
Electrical	200 amp		



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of other terms of conditions, prior sale, lease or financing or withdrawal-all without notice. No representation is made or implied by Godin Property Brokers, LLC or its associates as to the accuracy of the information submitted herein.





**10 Marine  
Thomaston, CT**

Unit	Description	Lease	Expires
Therapist - Dale	Office space	\$ 2,086.00	Expires 2021
Dentist - Judy	Office space	\$ 2,076.00	Expires 2023
State Auto Insurance	2,316 s/f office space	\$ 3,181.00	Expires July 31, 2018
Tom Batiste	800 s/f office space	\$ 649.00	
Erin Chrio		\$ 725.00	
	Garage 1	\$ 150.00	
	Garage 2	\$ 150.00	

<b>Totals</b>	<b>\$ 9,017.00</b>
---------------	--------------------

Annual Expenses		
Taxes	\$	15,924.00
Insurance	\$	3,936.00
* Water	\$	1,200.00
Electric	\$	1,200.00
Yankee Gas		
Snow Removal / Lawn Care	\$	3,600.00

separate meters  
separate meters

**Total Expenses                    \$                    25,860.00**

Current Income

Combined Leases	\$	108,204.00
Minus Expenses		(\$25,860.00)
Net Operating Income		\$82,344.00

	Current Income	
Building Value (income)	\$	82,344.00
CAP 10%	\$	<b>823,344.00</b>