

FOR SALE

10 Marine Street
Thomaston, CT 06787
Leased Investment Property



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

\$82,344.00 Net operating income

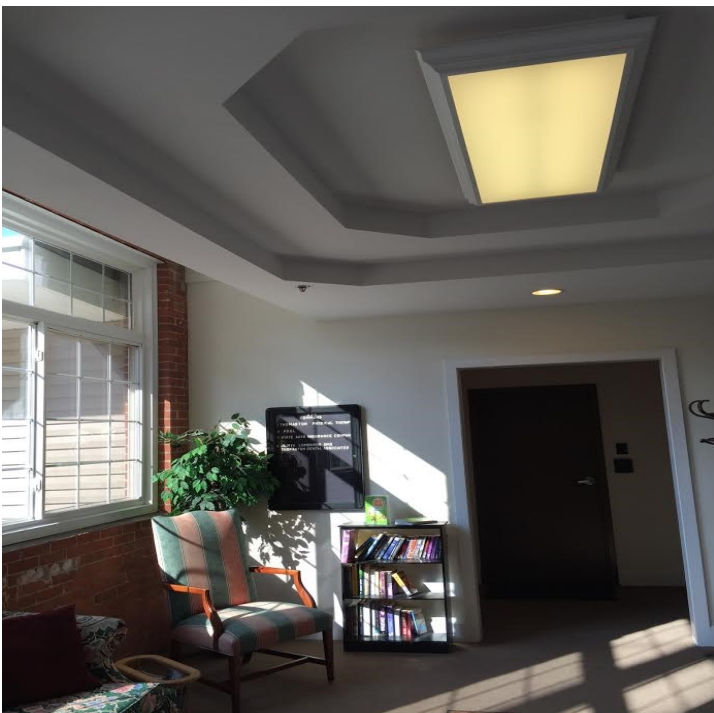
Visible location on RT 254

Ample parking

Sale asking: \$825,000.00

PROPERTY DATA FORM

PROPERTY ADDRESS		10 Marine Street	
CITY, STATE		Thomaston, CT 06787	
BUILDING INFO		MECHANICAL EQUIP.	
Total S/F	10,000	Air Conditioning	Central
Number of floors	1	Sprinkler / Type	Yes
Avail S/F		Type of Heat	Gas
		OTHER	
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
		TAXES	
		Assessment	
		Mill Rate	
		Taxes	
UTILITIES		TERMS	
Sewer	City	Sale asking	\$825,000.00
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	??? s/f Office space	\$ 2,086.00	
Dentist - Judy	??? s/f office space	\$ 2,076.00	
State Auto Insurance	2,316 s/f office space	\$ 3,181.00	
Tom Batiste	800 s/f office space	\$ 649.00	
Erin Chrío		\$ 725.00	
	Garage 1	\$ 150.00	
	Garage 2	\$ 150.00	

Totals	\$ 9,017.00
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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%	\$ 823,344.00